

OHIO HISTORIC INVENTORY

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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2569-1		2.County Franklin		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2569-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Artz Residence				
Roll No. 2		Picture No.(s) 24						
6. Specific Address or Location 56 N. High Street				16. Thematic Association(s) architecture/19th c.		28. No. of Stories 2 1/2		FRANKLIN ARTZ RESIDENCE
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1890		17b. Alteration Date(s)		
7. City or Village If Rural, Township & Vicinity Dublin				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		30. Foundation Material not visible		
				19. Architect or Engineer		31. Wall Construction wood frame		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319860 4440880 Zone Easting Northing				19a. Design Sources		32. Roof Type & Material gable/asph. shingle		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		33. No. of Bays Front 3 Side 1		
11. On National Register? Yes				21. Building Type or Plan		34. Exterior Wall Material(s) variety wood siding		
12. N.R. Potential?				22. Original Use, if apparent residence		35. Plan Shape irreg.		
13. Part of Estab. Hist. Dist? Yes				23. Present Use commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
15. Name of Established District (N.R. or Local) Dublin H. D. (local)				25. Owner's Name & Address, if known		38. Building Dimensions		
16. Property Acreage				26. Property Acreage		39. Endangered? No By What?		
17. Other Surveys in Which Included National Register 4/79				27. Other Surveys in Which Included National Register 4/79		40. Chimney Placement center/ridge		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) 2-1/2 story frame building with a central gable and a two-story projecting bay on the side. Wall surfaces include beveled siding on the lower half and curved and angular imbricated siding above. The bargeboard has a simple two-dimensional design. A one-story addition is located on the south side and a 2-story addition on the east side of the building. Windows are new 6/6.						41. Distance from and Frontage on Road 25' 70'		
43. History and Significance (Continue on reverse if necessary) This building was constructed by Harry Artz and his wife Sally Thomas in the late 19th century. It was one of the last remaining residential uses in the Dublin Historic District before its recent conversion to a restaurant/pub.						PHOTO 56 N. HIGH		
44. Description of Environment and Outbuildings (See #52) Located on a landscaped corner lot on a main thoroughfare in Dublin.				46. Prepared by Bassett/Dub.His.Soc				47. Organization BDR&C
45. Sources of Information Robert Synder, owner in 1976; David Hartmann and Annetta Pinney, Dublin Historical Society				48. Date Recorded in Field 1976		49. Revised by J. Darbee		
				50. Date Revised 3/03		50b. Reviewed by		

Parcel	273-000003	Address	56 N High St	OHI	FRA-2569-1
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Year Built:	Ca.1890	Map No:	116	Photo No:	1766-1769, 1771 (7/10/16)
Theme:	Domestic	Historic Use:	Single family house	Present Use:	Commercial
Style:	Queen Anne	Foundation:	Not visible	Wall Type:	Frame
Roof Type:	Cross gable/asphalt shingle	Exterior Wall:	Clapboard/wood shingle	Symmetry:	No
Stories:	2.5	Front Bays:	3	Side Bays:	3
Porch:	Shed roof with cross gable on façade, and shed roof on rear ell	Chimney:	1, Exterior, on north elevation	Windows:	Double-hung replacements with faux muntins

Description: The two-story Queen Anne-style house has an irregular footprint, from multiple additions. The cross-gable roof is sheathed in asphalt shingles and features bargeboard in the facade eaves. A shed-roof porch with a small cross gable is on the façade, and a shed-roof porch is on a rear ell. Both porch roofs are supported by turned posts with brackets, and feature a spindle frieze. The front door is off-centered on the façade, within the porch. Windows are double-hung replacements with faux muntins.

Setting: The lot is on the southeast corner of N High and North Sts. A patio with a modern metal fence fronts the building. 20 North Street is on the rear of the parcel..

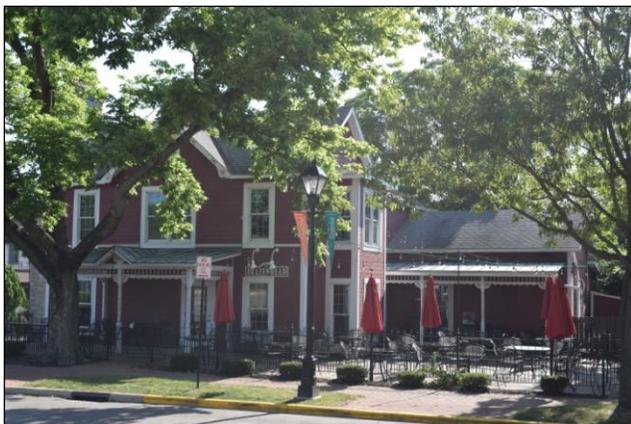
Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: N
Workmanship: N Feeling: Y Association: Y

Integrity Notes: The building has fair integrity from modern replacement materials.

Historical Significance: The building is within the City of Dublin's local Historic Dublin district. The building is listed in the NRHP as a contributing resource to the Washington Township MRA. The property is also recommended as a contributing resource to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District:	Yes	Local Historic Dublin district	Contributing Status:	Recommended contributing
National Register:		Washington Township MRA/ Recommended Dublin High Street Historic District, boundary increase	Property Name:	Artz House



56 N High St, looking northeast



56 N High St, looking southeast

Parcel 273-000003 **Address** 25 North St **OHI** N/A

Year Built: Ca.1960	Map No: 116	Photo No: 1770, 1772 (7/10/16)
Theme: Commercial	Historic Use: Commercial	Present Use: Commercial
Style: Vernacular	Foundation: Not visible	Wall Type: Concrete block
Roof Type: Front gable/asphalt shingle	Exterior Wall: Stucco/wood shingle	Symmetry: No
Stories: 2	Front Bays: 2	Side Bays: 5
Porch: Concrete stoops	Chimney: None visible	Windows: Replacement casements

Description: The two-story commercial building has a rectilinear footprint. The front-gable roof is sheathed in asphalt shingles and the exterior walls are clad in Stucco. The front door is off-center on the façade, with a second entrance on the east elevation. Windows are single-light replacement casements. Wood shingles clad the second story of the east elevation. This elevation includes double-hung windows and a third pedestrian entrance

Setting: The building is located on the south side of North St within in the old village center of Dublin. It is built into a hill side, with a stone retaining wall to its east. Parking lots extend across the north and east sections of the property.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: N
 Workmanship: N Feeling: N Association: N

Integrity Notes: The building has poor integrity from modern replacement materials.

Historical Significance: The building is within the boundaries of the City of Dublin’s local Historic Dublin district. It is recommended non-contributing to the local district, and non-contributing to the recommended Dublin High Street Historic District, boundary increase.

District: Yes Local Historic Dublin district **Contributing Status:** Recommended non-contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



25 North St, looking southwest



25 North St, looking southeast



BOARD ORDER

Architectural Review Board

Wednesday, November 20, 2019 | 6:30 pm

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

**4. CoHatch – Dublin at 56 N. High Street
19-099PDP-WR**

**Preliminary Development Plan
with a Waiver Review and Parking Plan**

Proposal: Construction of a new, 10,000-square-foot, 2.5-story, commercial building at 25 North Street with associated site improvements to replace a building proposed to be demolished on the 0.27-acre parcel also containing a historic structure at 56 N. High Street that will remain. The 0.27-acre site is zoned Bridge Street District Historic Core.

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

Request: Review and approval of the Preliminary Development Plan with a Waiver Review and Parking Plan under the provisions of Zoning Code Sections 153.066 and 153.070 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/19-099

MOTION #1: Mr. Bailey moved, Ms. Bryan seconded, to approve three Waivers:

1. §153.062 — Building Type Requirements (E)(1)(h). Materials.
Requirement: Permitted primary materials are stone, brick, and glass
Request: Alternative primary material – fiber cement
2. §153.062 — Building Type Requirements (D)(2)(B). Roof Type – Pitch Measure.
Requirement: Roofs shall not be sloped less than 6:12 or more than 12:12
Request: Alternative roof pitches – principal roof and dormers
3. §153.062 — Building Type Requirements (O)(9)(d)4. Façade Divisions.
Requirement: Vertical façade divisions are required every 30 feet with a change in plane
Request: Vertical façade divisions not be required

VOTE: 5 – 0

RESULT: The three Waivers were approved.

RECORDED VOTES:

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



**4. CoHatch – Dublin at 56 N. High Street
19-099PDP-WR**

**Preliminary Development Plan
with a Waiver Review and Parking Plan**

MOTION #2: Ms. Bryan moved, Mr. Bailey seconded, to approve a Parking Plan:

- 1. §153.065 — Parking and Loading (B)(3)(f)B. Parking Plan Required.
Requirement: 71 parking spaces are required on-site per Table §153.065-A
Request: To utilize a public parking garage for off-site parking per §153.065(B)2

VOTE: 5 – 0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

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

MOTION #3: Mr. Bailey moved, Mr. Alexander seconded, to approve the Preliminary Development Plan with three conditions:

- 1) That the applicant work with Engineering to define the loading zone operation prior to submittal of the Final Development Plan;
- 2) That the applicant revise the landscape design to reflect Staff’s suggestions and to decrease the square feet of gravel limestone used; and
- 3) That the applicant work to refine and revise the window layout prior to the Final Development Plan submittal.

VOTE: 4 – 1

RESULT: The Preliminary Development Plan was conditionally approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II



~~Ms. Bryan pointed out that exception has a time duration. The Toy Emporium applicant will need to come back before ARB.~~

~~Ms. Bryan moved, Mr. Keeler seconded, to approve the Minor Project Review with the following condition:~~

- ~~1) The applicant revise the sign design to eliminate the use of acrylic and vinyl, and to include a solid cedar sign with dimensionally routed letters with a minimum half-inch routing.~~

~~Vote on the motion: Mr. Alexander, yes; Mr. Keeler, yes; Mr. Bailey, yes; Ms. Bryan, yes; Ms. Stenberg, yes;~~

~~(Approved 5 – 0)~~

4. CoHatch – Dublin at 56 N. High Street, 19-099ARB-PDP/WR/Parking Plan Preliminary Development Plan

Ms. Stenberg stated that this application is a proposal for the construction of a new, 10,174-square-foot, 2.5-story commercial building at 25 North Street with associated site improvements to replace an existing commercial building that is proposed to be demolished. The site also contains a historic structure at 56 N. High Street that will remain. The 0.27-acre site is zoned Bridge Street District Historic Core.

Case Presentation

Site

Ms. Martin stated that the 0.27-acre site, which is located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street, currently contains two existing buildings. The historic structure located at 56 North High Street is known as The Brazenhead building. That building will be retained unchanged with no exterior modifications. The building to the rear, located at 25 North Street, is proposed for demolition – that request follows this Preliminary Development Plan request.

Background

This case has previously been before the Board twice, as an Informal Review in March 2019 and as a Concept Plan in September 2019. At the Concept Plan review, the Board requested that the total height of the structure be reduced from 3 stories to 2.5 stories, which this revised application achieves. The Board also recommended revisiting the mass of the Blacksmith Lane elevation. The Board expressed appreciation of the proposed materials. There was discussion regarding lot coverage and landscaping.

The Bridge Park District review process for commercial buildings over 7,500 square feet is a three-step process. The applicant has completed the Concept Plan step. The second step is the Preliminary Development Plan. Upon approval of that plan, the Final Development Plan details would come before the Board for approval. At that stage, all of the materials and details are provided. The Preliminary Plan is intended to finalize the site layout, open space provision, building mass, character and height, and architectural style. Architectural details, materials and landscape plan are provided with the Final Development Plan.

Several waivers are requested, and additional waivers are anticipated with the Final Development Plan. With those details, it will be possible to review any Code deviations. The waivers requested tonight are apparent with the proposed architectural style, and the applicant cannot proceed without obtaining waivers.

A parking plan approval is also requested at this time. If not approved, the site layout would have to be changed significantly.

Proposed Site Plan

The site plan is largely unchanged from the previous submission. A new 10,000 sq. ft. office building and co-working space is proposed to the rear of the existing building. There is a loading zone along Blacksmith Lane; a centrally-located courtyard will provide approximately 850 square feet of open space, meeting the open space requirement. The proposed lot coverage is 85%, which is near the 90% maximum permitted. The applicant has worked with Engineering to provide a pedestrian connection along North Street. It will be partially within the public right-of-way, and a private access easement will be provided over a private staircase due to the grade change.

Architecture Details

The architectural details of the elevations are largely unchanged from the Concept Plan review, except that the height has been reduced by approximately 8 feet. The proposed building is an extended Saltbox form with modified saw-tooth roof. The building varies from 2.5 stories at the rear of the building to one story along North High Street. Vertical batten board siding is proposed with over-sized character and an irregular window pattern. Waivers are requested for the required roof pitches. The rear elevation along Blacksmith Lane has a stone clad base. There are columns on this elevation, which staff recommends be further detailed and made more structurally prominent with the Final Development Plan (FDP). A board-on-board dumpster enclosure is proposed on Blacksmith Lane. Staff recommends the enclosure be revised for the FDP to be of a higher quality material. Staff also recommends the design be modified to incorporate a more symmetrical and traditional window pattern. Although there can be some variation level to level, more consistency in the elevations is desired. The west elevation faces the Brazenhead building and North High Street. This two-story elevation cannot be seen from the intersection of North Street and North High Street. The south elevation, which faces the interior property line, sits 9 feet off the property line. To the highest roof peak, its total height is approximately 48 feet. The applicant has prepared a massing comparison to compare the proposal reviewed by the Board in September to the revised proposal for this review.

The primary mass of the building is pulled away from 54 North High Street. The 2.5-story building with a stone clad base sits along Blacksmith Lane. Moving west, the structure decreases to 1-story in height to mimic the addition to the rear of the historic building. The upper stories are intended to be clad in fiber cement with a board and batten character. An asymmetrical window pattern is proposed. Additionally, staff has previously raised concerns with the use of board and batten siding on large structures. Staff recommends the design be modified to use vertical board wood-style siding in a gray wash or natural finish similar to the original inspirational images.

The proposed character remains generally unchanged. An oversized board and batten material will be used. However, there is a proliferation of board and batten across the District, particularly on large structures. Staff recommends the applicant consider vertical siding in a similar color palette.

Conceptual materials have been provided. A Farmhouse-style stone base with a Hardiboard fiber cement vertical board and batten siding and a metal standing seam roof in a charcoal finish are proposed. Staff recommends significant landscape revisions to the plaza be made with the FDP.

Parking Plan

Today, the site contains approximately seven parking spaces, which are partially located within the right-of-way. The proposed plan provides an on-site loading zone, but no on-site parking. Based on the combination of Eating and Drinking and Office-General uses, 71 parking spaces are required. Currently, Brazenhead is functioning with parking that is far less than what Code requires. The applicant is requesting to use the public parking garage as off-site parking. The Code requires off-site parking be within 600 feet of the site. The garage is located approximately 280 feet from the site. In total, there are 820 public parking spaces located north of W. Bridge Street that are accessible to this site.

Three waivers are requested. The first waiver is for the use of fibrous cement as a primary material. Whether or not the applicant continues to propose a board and batten siding, there will likely be a significant amount of fibrous cement on the building. The Code permits only materials of glass, brick and stone, which need to make up 80% or more of each elevation. The second waiver relates to the roof pitch, both the principal roof pitches, as well as the dormers. Given the modern architectural character of this building, the traditional 6 – 12 roof pitch is not met. The proposed roof pitches do contribute to the architectural diversity of the District. The third waiver is requested for vertical façade divisions. The Code requires that every 30 feet, there be a change in the façade and the plain. Although there is significant variation on the North Street façade, it does not meet the requirement precisely, and the interior property line elevation and the Blacksmith Lane elevation do not meet Code.

The proposal has been reviewed against all applicable criteria and staff recommends approval of the three waivers, parking plan and the Preliminary Development Plan with three conditions.

Applicant Presentation

Matt Davis, 4620 Hickory Rock Drive, Powell, Ohio, 43065, stated that he is the owner and co-founder of Co-Hatch. They have met with staff several times on what has turned out to be a complex project. The architect, Mr. Lai, has created a model of the proposed structure, so that the Board can see what is proposed.

Tim Lai, Tim Lai Architects, 401 W. Town Street, Columbus, Ohio, 43215, provided a model to scale of the proposed structure for the Board's review. The primary purpose of the model to scale is to clarify the massing of the structure. Using the model, Mr. Lai pointed out the details of the proposed building, which has been revised since the Concept Plan Review. Per the Board's previous concerns regarding the height of the facility in relationship to the neighboring residential community, that edge of the roof in question has been lowered by 8 feet. The model shows the relationship of the building to the surrounding structures. The Board had expressed some concerns about the windows. All the windows on the first two floors are either three feet or six feet wide. There were also concerns regarding windows on the basement level of the building. On the south side facing

the property line, there are window reductions due to Building Code limitations. [Description of architectural details continued.]

Public Comment

Alex Walter, 62 N. Riverview Street, Dublin, stated that his residence is located near the site of the proposed building. He has lived in Dublin for 26 years and on this street for four years. Because his father previously served on the Planning and Zoning Commission, he is actively interested in development in his area. The proposed project concerns him, particularly the modern, contemporary design. The best part of this area of Dublin is its historical buildings. Putting this modern building immediately next to the Brazenhead building, which is listed in the Historical Building Registry, is difficult to understand. Another concern is the parking issue. The applicant plans to meet that requirement by using the new Parking Garage. However, people do not use designated parking. In recent years, the residents have experienced many issues related to traffic, including construction vehicles not parking in the designated areas. He observed the previous discussion regarding issues with proposed sign issues. He was pleased to see that the Board required that applicant to adhere to the City's Code. That is what has made Historic Dublin different from development on the other side of the river. The proposed building would fit in the Bridge Street District on the other side of the river. It does not fit with the character of the Historic District. This is a very large building and will be an "eyesore" within the historic part of our City.

Board Discussion

Mr. Keeler stated that at the Concept Plan discussion, the Board expressed concern with the proposed offsite parking in the Garage. There are a limited number of spaces within the garage. With the parking demand created by all the new projects, are any issues anticipated?

Ms. Martin responded that since the Parking Garage was completed, few new structures have been constructed and very few new uses have occupied existing structures. When a use changes, the applicant is required to meet parking requirements or provide a parking plan that demonstrates dedicated parking accommodations. In general, all of the existing buildings have parking agreements with one another, based upon the combination of uses present in the District. None of the properties south of Bridge Street is eligible to use the Parking Garage, and there are over 800 parking spaces north of Bridge Street.

Mr. Keeler stated that he is not in favor of a contemporary design in this location. This is the Historic Core. There are some associated advantages, such as the zero-foot setbacks on the south side. There are also some disadvantages. Personally, he is very protective of the Historic Core. The applicant has done an impressive job with what they have. He likes the design, but not in the Historic Core. In attempting to discuss façade and material issues, he is not able to get past the issue of the building's location, which should not be in the Historic Core.

Mr. Alexander stated staff expressed reservations about the battens; however, the conditions did not address the battens.

Ms. Martin stated that the materials will be finalized with the Final Development Plan.

Mr. Alexander stated that he likes the intent of what is proposed. Although it is a contemporary building, it is very different from the new Library. The proposed building attempts to address the

building traditions in the Historic District and makes gestures to the adjacent buildings. Board and batten is more consistent with traditional materials, and it can harmonize with the stone base, which is another gesture to traditional materials. The massing of the west elevation is broken into a volume that is comparable to the side volume of the Brazenhead. The standing seam roof is another traditional material. The surface of the building attempts to match that of the building on the opposite side of the building. The Library did not attempt to recognize the traditions and massing of the neighborhood; this building does. However, the building uses different compositional strategies that are a more contemporary approach, such as a roof with pitches that are not symmetrical and windows that do not align. He appreciates the attempt that was made to reduce the mass. However, the battens are a concern. The reason that the cement fiber material is approved in the District is it is used to replicate board and batten. It is never used with batten strips this far apart. There are many apartment buildings using broad areas of the material, but the material is so thin that it "oil cans." He is concerned that if the material is only secured three feet on center, it may look cheap. That is not what is desired. He does not have an issue with a more contemporary building in this location. His only concern is the batten pattern and the way the surface is expressed. It is important to show when a building was constructed. This building is not supposed to be a reproduction of an older building.

Ms. Stenberg stated that she really appreciates the effort made to pull back the roof line on the Blacksmith Lane façade and add a dormer effect to help tie it into some of the other buildings. She liked the green canopy, making the building more approachable and less of a solid mass. However, from Blacksmith Lane, the building appears to be over three stories tall, due to the height of the roof peak. Per the elevation specifications, the north elevation is 41 feet tall. She is concerned with that height. The mass is too large for this area. The model provided is helpful; it reveals that in context with the surrounding buildings, this building is too massive. She agrees that the battens are too wide. She does not have an issue with the fact that the building does not appear to be a historic building.

Mr. Davis stated that at the end of the last meeting, the Board indicated that they had no objection to the proposed massing. The two items the Board requested be revised were to lower the rear elevation and change the patio structure. They did both. They are willing to make changes, but prefer to have clear direction. The City requested that he come here and build office space.

Ms. Bryan stated that she has expressed her concerns with the massing from the beginning, and she does not recall agreeing to this massing at the previous review. The houses on the adjacent street will be dwarfed by this building. She appreciates the changes that were made, but continues to have concerns with the massing and the board and batten. She is concerned that the construction will look cheap due to the spacing. As long as it is not extreme, she has no issue with trying to blend in a more contemporary design in a manner that complements the neighborhood.

Mr. Davis stated that the building is one story on the front side and two stories at the rear, due to the grade. They have attempted to address the height. Lowering it further would result in 8-foot ceilings in the interior.

Mr. Bailey stated that his concern is that the view of the town from the pedestrian bridge will be that of this massive building. He likes the design of the building on its own, but he is confused with the lack of consistency in what we are saying is the Historic District, and what is not. Anyone

crossing the bridge will be looking right at this building.

Mr. Keeler stated that the question he asks is if the Library had never been built, would ARB ever be agreeing to something like this? The answer is "no." ARB did not approve that Library and never would have. However, the Library does exist and it sets a precedent. It opens the door to these types of applications. The issue is whether or not ARB will permit them. He is only one vote. If ARB permits this, it will begin to chip away the Historic District; there will others. There is a large office building on South High Street, a Tudor-style building built in the 1970s. That would have been perfect for this use, so will it also end up being a similar use? The resident makes a good point – the Board is a stickler on acrylic signs, but is not a stickler about a contemporary building located here in the Historic Core. That seems very inconsistent to him. The Co-Hatch concept is great and the proposed building is awesome. He would not change a thing. He likes it -- just not here.

Mr. Davis stated that he wants to bring Co-Hatch to this space, if the Board would give him direction on how to make this building traditional. The Board is expressing conflicting direction.

Mr. Keeler stated that three Board members are in favor of the general design. He is not one of those three. It seems that those three Board members are asking only that the batten be changed. If he were to give direction, it would be that the applicant re-create what they did in the City of Worthington. They can argue that they worked with an existing building. Would Worthington have allowed this contemporary building to be built in Old Worthington? They would not. The applicant can build a traditional-looking building because they have done so in other places. If they want his direction, they could take the same basic scale and shape, use industrial-style warehouse windows, 6 over 6, 8 over 8, giving it a warehouse type feel. He does not like windows like this in Old Dublin.

Mr. Davis stated the reason he came to Dublin was to take advantage of a historic building that was available – the Brazenhead. Brazenhead will be converting to another use, which he will be handling. That building will be retained. However, this concept won't work in that space, as it is only 4,500 square feet. He also has to build something behind it that will be integrated with the other building. His goal is to build something that the City wants to have there.

Mr. Alexander stated that if the siding were darker, this proposal would not be substantially different from what was approved for the other office building on High Street. The base is deeper because the site is deeper. The rear elevation is not that dissimilar. The massing has been changed, and the three horizontal bands further break up the mass. This revised design is more creative, which he prefers; however, the applicant's first design had approval from the majority of the Board members.

Ms. Stenberg stated that this design is not that far off and is a more creative approach. Using the stone and adding a green canopy makes it feel part of the landscape. However, the height at this location is an issue. At the last meeting, she had an issue with the building being 40+ feet in height. She understands the applicant's desire not to have 8-foot ceilings within, but the roof height needs to be reduced several feet. ARB required that the previous office building height be reduced.

Mr. Davis stated that the adjacent building height is the same as this.

Ms. Stenberg stated that they may be the same, but she would not have approved that building. That building did not come before the ARB. The current structure on the site, which is proposed for demolition, is not as high as what is being proposed, and she does not want a higher or larger building in that space. She likes many of the changes made, including the courtyard/greenspace between the historical building and the new building. The height is the main issue.

Ms. Bryan stated that she struggles the most with the view from Blacksmith Lane. She does not understand why wider, dissimilar windows are being used. There is no uniformity or symmetry.

Mr. Lai responded that a more random window pattern allows for flexibility in the use of the interior office spaces.

Ms. Bryan stated that this structure is very modern for the Historic District, and she partially agrees with Mr. Keeler on the issue. She also recognizes that it is difficult to maintain this area as the Historic District due to the hodge podge of buildings. The façade facing Blacksmith Lane is a primary issue for her, as the window diversity is very unappealing.

Mr. Lai stated that they are willing to revise the window design. He explained that they are trying to maintain parallel roof pitches.

Mr. Bailey inquired if the windows had panels and a consistent layout, would that resolve part of the issue.

Mr. Keeler stated that at least it would provide more symmetry.

Ms. Stenberg stated that the design needs some adjustments, particularly the massing, before she could approve the plan. The height of the roof needs to be reduced.

Ms. Martin clarified that final materials and window details are not approved with the Preliminary Development Plan. Those details are addressed in the Final Development Plan. However, there does need to be agreement on mass, height and character.

Mr. Bailey moved, Ms. Bryan seconded approval of the following three waivers:

- 1) Waiver to permit fiber cement as an alternate primary building material.
- 2) Waiver to permit alternate roof pitches as depicted in the Preliminary Development Plan.
- 3) Waiver to eliminate the requirement of vertical façade division.

Vote: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
(Motion passed 5-0)

Ms. Bryan moved, Mr. Bailey seconded to approve the following parking plan:

- 1) Use of a public parking garage for off-site parking in lieu of the requirement to provide 71 parking spaces on site.

Vote: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
(Motion passed 5-0)

Mr. Bailey moved, Mr. Alexander seconded to approve the Preliminary Development Plan with the following three conditions:

- 1) That the applicant work with Engineering to define the loading zone operation prior to submittal of the Final Development Plan;

- 2) That the applicant revise the landscape design to reflect staff's suggestions, and to decrease the square feet of gravel limestone used;
- 3) That the applicant work to refine and revise the window layout prior to submission of the Final Development Plan.

Vote: Mr. Bailey, yes; Ms. Bryan, yes; Mr. Keeler, yes; Mr. Alexander, yes; Ms. Stenberg, no.
(Motion passed 4-1)

5. Property at 25 North Street, 19-103ARB, Architectural Review Board

Ms. Stenberg stated that this is an application for the demolition of an existing 2-story commercial building zoned Bridge Street District Historic Core.

Staff Presentation

Ms. Martin stated that this is a request for demolition of the existing 1.5 story structure at 25 North Street, regarding which the Board just reviewed a Preliminary Development Plan. The 4,500 sq. ft. commercial building is located to the rear of a historic structure on a 0.27-acre parcel within Historic Dublin. The site is located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street. The condition of the structure has deteriorated since its construction in the 1960s. It was last renovated in 1993. The applicant has provided interior photos to document the condition and extensive renovations that would be required, should the building be retained. The Historic and Cultural Assessment conducted by the City in 2017 identified the building as non-contributing. Two of the four demolition criteria must be met. Staff has found that two of the four have been met, and staff recommends approval of the demolition with one condition.

There was no public comment.

Board Discussion

There was no Board discussion.

Ms. Bryan moved, Mr. Keeler seconded to approve the demolition request with the following condition:

- 1) That the order to allow demolition not be issued by the City until the ARB has approved a Final Development Plan for a new structure.

Vote: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Bryan, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
(Motion passed 5-0)

~~6. Historic Dublin – ARB Code Amendments, 19-007ADMN, Administrative Request – Code~~

~~Ms. Stenberg stated that this is a request for the review of development standards in the Zoning Code Amendments addressing the Historic Dublin Zoning Districts.~~



BOARD ORDER

Architectural Review Board

Wednesday, September 25, 2019 | 6:30 pm

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

**3. CoHatch - Dublin
19-075CP**

**56 N. High Street
Concept Plan**

Proposal: Construction of an approximately 10,000-square-foot, three-story, commercial building on a 0.27-acre site zoned Bridge Street District Historic Core.

Location: Intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 154.170 and the *Historic Dublin Design Guidelines*.

Applicant: Mark Davis, CoHatch and Tim Lai, Tim Lai Architects

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

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

Case Information: www.dublinohiousa.gov/arb/19-075

RESULT: The Board reviewed and provided comments on a Concept Plan for CoHatch – Dublin. The Board recommended the building height along Blacksmith Lane be reduced to two-and-a-half stories through the application of dormers. The Board encouraged the applicant to reduce the total lot coverage and to soften the appearance of the building with additional, high-quality landscaping. The Board supported the historically inspired Saltbox form; however, requested the 'double' roofline be simplified to a traditional Saltbox form. The Board preferred a more traditional window pattern. The Board encouraged the applicant to consider how the Code requirements for the Historic Mixed-Use – Building Type can be further met. Finally, the Board requested additional analysis regarding parking and the proposed Parking Plan.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner II



- 4) ~~The trim detail for all the windows be consistent in size and design and include a consistent lintel and sill detail based on the primary material.~~
- 5) ~~The second level of windows located above the doors on the rear elevation be reduced to a transom and a window be added in the center of the gable, as outlined in the consultant report.~~
- 6) ~~The transoms be removed above the windows located on the west end of the south elevation, and the window located in the bump-out match the window to the west of the enclosed porch.~~
- 7) ~~The proposed double door at the front entrance be replaced with a single door design with sidelites, subject to staff approval.~~
- 8) ~~The proposed vertical siding within the gable ends be replaced with the proposed shingles on all elevations.~~
- 9) ~~A stone water table be added to the small connector on the front elevation between the single-car garage and the front entry.~~
- 10) ~~The stone be removed from the south elevation of the proposed enclosed porch with the exception of a stone water table and replaced with the vertical HardiePanel siding.~~
- 11) ~~Removal of the proposed bump-out and shed dormer located along the south elevation to be replaced with the vertical HardiePanel siding and stone water table, and the design be extended along the south elevation to match the consultant's report.~~
- 12) ~~That the applicant provide more specific details of window trim, columns, dormers, and board and batten, subject to staff approval.~~

Vote: Ms. Bryan, yes; Mr. Bailey, yes; Mr. Keeler, yes; Ms. Stenberg, yes; Mr. Alexander, yes.

3. CoHatch Dublin, 56 N. High Street, 19-075CP, Concept Plan

Ms. Stenberg stated that this is a proposal for construction of an approximately 10,000-square-foot, three-story, commercial building on a 0.27-acre site zoned Bridge Street District Historic Core.

Staff Presentation

Ms. Martin stated that this is a request for feedback on a Concept Plan. The Board saw an earlier version of this project as an Informal Review on March 20. Since then, there has been a change in the architect team working on the project, and they have taken the Board's feedback into consideration with the revised design. The Concept Plan provides the Board opportunity for additional feedback prior to any additional design work. The site is .27 acres located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street. The site currently contains the Brazenhead building at 54 N. High Street, which was built in the late 1890s. In the rear, there is a concrete block building constructed in the 1960s. The site plan that the Board reviewed in March showed the demolition of the 25 N. High Street building and its replacement with an approximately 10,000 sq. ft. co-working office and event space. The proposed structure had a number of elevated decks, a connector between the historic building and the new building, as well as eight head-in parking spaces along Blacksmith Lane, and courtyard space. A revised site

plan is presented for this review, which still depicts a 10,000 sq. ft. commercial co-working office building. In the rear, along Blacksmith Lane, there are two parallel loading spaces. The courtyard is retained; however, the outdoor space is eliminated, per the feedback of the March 20 review. Finally, there is no connector to the historic building in this proposed site plan. Additional details are provided regarding a pedestrian connection from North High Street down to Blacksmith Lane. As part of the future Preliminary and Final Development Plans, staff will be reviewing the site plan against Code requirements. For the Concept Plan, the information is not provided to evaluate it. However, the lot coverage appears to be high, and there is a limitation of 90% lot coverage. The applicant is requesting feedback on a proposal for a future parking plan. Estimated parking for the two buildings on the site, given their use as office and restaurant, would be a total of 71 parking spaces. This site cannot accommodate 71 parking spaces, and therefore the applicant will be requesting use of a public parking garage within 280 feet of the site; 600 feet is the maximum distance within which the parking can be located. The architecture that the Board viewed previously was a modern, commercial farmhouse style. It was two-three stories in height with a vertical batten board siding, a stone chimney and a breezeway connector. The architectural character has been revised to a modern, saltbox form that transitions from three stories in height along Blacksmith Lane to one story in height at the rear of the Brazenhead building, which is responsive to the one-story addition at the rear of 54 N. High Street. The applicant is also proposing a horizontal stone base and vertical batten board or wood-like siding, and an irregular window pattern. A brick sidewalk and staircase is proposed within the right-of-way, and the historic stonewall is proposed to be preserved. Further study into alternative engineering solutions to provide access from North High Street to Blacksmith Lane will be required. [Renderings of elevations were shown.] The elevation on Blacksmith Lane is 3 stories; Code permits a maximum of 2.5 stories. At the March review, there was discussion regarding a stone base acting in a manner similar to a foundation, thereby creating an impression of a shorter appearance. Character images provide a sense of the proposed architectural direction, which is a simple, vernacular form with modern materials. Staff has provided discussion questions to guide the discussion this evening:

1. Is the Board supportive of the proposed scale, massing, height, and location of the building?
2. Is the proposed architectural character compatible with surrounding development?
3. Does the Board support approval of a future Parking Plan?
4. Other considerations by the Board.

Applicant Presentation

Matt Davis, 4620 Hickory Rock Drive, Powell, Ohio, 43065, stated that he is the owner and co-founder of Co-Hatch. They took the ARB's previous feedback seriously. Their primary purpose is to work with the City to bring their Co-Hatch concept to Dublin. Per the previous feedback regarding noise impact on the residents, the noisier activities have been shifted from the rear of the building to the courtyard in the middle. They have tried to respect the historical nature of the existing Brazenhead building, sloping the roof pitch differently to create more separation between the two buildings.

Tim Lai, Tim Lai Architects, 400 W. Rich Street, Columbus, Ohio, 43215, stated that when they reviewed the earlier design with the intended use, they realized the proposed square footage was insufficient. In this design, more office and less balcony space is provided on the second floor. They have attempted to make the massing of the building respectful of the neighborhood; therefore, the

massing has been separated into a series of smaller volumes. In addition, the saltbox roof, typically traditional, has a more contemporary feel. They have attempted to create more space between the historic building and this building. Using the footprint of the existing building, the distance between the new building and Brazenhead would be maintained, but the structure extends a few feet further on the east side, toward the river, making it more spacious. They are interested in receiving the Board's feedback on the massing, scale and expression of the proposed building.

Mr. Davis stated that they have attempted to put uses in the walk-out basement elevation that do not require many windows. More than half of the basement will be below ground level.

There was no public comment.

Board Discussion

Ms. Stenberg directed the discussion to the recommended questions.

1. Is the Board supportive of the proposed scale, massing, height, and location of the building?

Mr. Alexander stated that he likes the intent of creating a more contemporary versus derivative building, as was the previous design. He looked for potential Code issues. He is concerned about the height, particularly along the alley. The Board's input at the previous review was that it should not exceed two stories along that alley, and the gable on the previous design created three stories. There were suggestions to move the gable back. It would be difficult for the neighbors to have to look out their windows at a three-story structure, which would also block the light. In addition, the roof slope does not appear to be consistent with the Code requirements. He believes there is also a requirement that vertical surfaces be broken up at a minimum of every 30 feet.

Ms. Martin responded that the applicant would need to select a building type for this commercial building, which staff anticipates it will be a mixed-use.

Ms. Alexander stated the last issue is the lot coverage issue. The proposed patio is large. Could they add more landscape materials into that area that is currently designed as a solid courtyard? Pavement is counted as lot coverage; landscaping is not.

Mr. Keeler inquired about the plans for the building to the north.

Ms. Martin responded that, currently, there are no plans. The building has been purchased, and the new owner has contacted staff about potential exterior modifications. At this point, no redevelopment has been proposed.

Mr. Keeler stated that the building to the north is actually taller, but the six single-family homes are not located behind that structure; they are behind the proposed building. The view from those homes would be of a very large structure. The saltbox roofline is creative and makes the structure feel smaller and shorter. He questions the durability of that style and the length of time it could be in style. It is a rather "far out" design for this District, although the Library has set a precedent. He would recommend the architect consider possibilities to lessen the size and height of the building. He understands the intent to make the building contemporary, but the roof shape is a concern. The question is if the proposed roof style would last into the future.

Ms. Bryan stated that this design is an improvement over the first that was proposed; its density was an issue. She is concerned about the impact of such massive walls on the residents behind the

building, and would prefer that they be scaled back. She understands the intent to achieve as much square footage as possible, but the mass is too large.

Mr. Keeler stated that he has an issue with the “double” saltbox roof. It is too “cutting edge” for him. He would prefer the roof be the same height with the elimination of the valley.

Mr. Liu stated that the design is a result of the connector to the Brewhouse area, where the volume will be located closest to Brazenhead. They have tried to keep the form as simple as possible by carrying the roofline up. If they had used a symmetrical gable, the building mass would have been even taller. They were trying to be sensitive to the height requirements.

Mr. Davis stated that at the previous meeting, the Board recognized that this was a walkout basement structure. He is not able to add two stories and reduce the height. This concept does not work below 9,000 square feet. The issue is not that they are trying to achieve as much square footage as possible; it is one of making the economics work. He is flexible with all issues, except the need to have the square footage above the basement area. In the front, there is one story, but at the rear, there are three stories due to the grade of the lot.

Mr. Alexander stated that they could reduce the square footage, but it would change the concept. He is not criticizing the concept. The architect could identify other ways in which to adjust the square footage on the site and address the Board’s concerns regarding the rear elevation. The changes the Board is recommending do not prevent them from achieving the designed square footage. With such a mid-block situation, the question is whether to hide the mass in the middle of the block to make the end more compatible with the streetscape. The proposed design prioritizes the courtyard over the street. To the residents, the street would be the priority. There are other ways in which to have the desired square footage without having three stories located next to the street.

Mr. Davis stated that they operate a community hall with public events, some of which require outdoor space. Previously, that space was located on the roof; now it is located in the middle. That is the appropriate place for it. He cannot locate it to the rear or hidden in a back corner.

Mr. Alexander recommended that they think flexibly about ways in which to distribute the programming on the site.

Mr. David responded that if pushing the massing toward the historic building would be preferred, that could be done. However, at the previous meeting, he believed the Board expressed a preference that the massing be located away from the historic building.

Mr. Alexander stated that the streetscape is his primary concern. To achieve the desired square footage, that is likely the only choice. The walkout lower level is not a bad space to utilize. Will he be leasing the space?

Mr. Davis responded that offices are not desirable in a basement.

Mr. Alexander responded that it would not appear as a basement if the windows were lowered.

Mr. Davis responded that the space would be used for meeting rooms and dry storage areas. The event space will be in the middle or “belly” of the building now, and the offices will be one upper level, overlooking the pedestrian bridge. The more utilitarian uses will be located on the lower level.

Mr. Liu suggested that the roofline be changed to come down to the floor line between the second and third stories, and add a dormer to the roof. The two-story massing would be broken by a steep roof with a projecting window that would provide a view.

Ms. Stenberg responded that has been done previously in other situations.

Mr. Alexander stated that provided it was not a shed dormer that ran the entire length of the elevation, that would be an acceptable change, and they probably retain part of the present concept with that change.

Ms. Stenberg stated that she appreciates the change from the earlier iteration, which provides more space between this building and the Brazenhead, making this building stand out from the historic structure. She also is concerned about the building height along Blacksmith Lane and the impact on the view. There are ways to reduce the appearance of the massing. Shifting the massing toward the center would be preferable. She also concurs with the suggestion to add landscaping in the courtyard space to reduce the lot coverage.

Mr. Davis responded that the proposed courtyard would not be all hardscape. There will be a combination of landscaping, lighting, and more gravelly surfaces and a firepit. It will have a more organic feel. The courtyard will have more of a historic character than a Bridge Park character.

Mr. Bailey stated that he was not a member of the Board at the time and did not see the earlier version of the project. However, the proposed building appears to be an extension of the Library. It is a design more consistent with the Library than the Historic District. He is unsure if that is the direction given the applicant.

Mr. Davis responded that the cedar-type walls are classic materials, not consistent with the Library materials.

Mr. Bailey responded that he was not referring to the materials but the general appearance, which is that of a significant amount of windows and straight elevations.

Mr. Alexander stated that the window pattern is proportionate, unlike the Library's long bands of windows. In a drawing, it is difficult to recognize the way the board and batten in the upper left will break up the elevation. The proposed building design is contemporary but makes gestures to traditional architecture with the windows, exterior materials and standing seam roof. The Library does not attempt to make a bridge to traditional architecture. It is a horizontal building. All buildings in the Historic District are vertical buildings.

2. Is the proposed architectural character compatible with surrounding development?

The Library is one piece in the surrounding development, but so are historic buildings. Does the proposed plan make vernacular choices and does the contemporary design blend with the historic structures?

Mr. Keeler stated that the proposed design is too contemporary. He would prefer a traditional saltbox roof design. The proposed roof resembles a serrated knife blade.

Ms. Bryan stated that she has no objection to the more contemporary saltbox roof. Her concerns relate to size and scale.

3. Does the Board support approval of a future Parking Plan?

Mr. Keeler inquired how many spaces the site will provide, and what is the future parking plan.

Ms. Martin stated the proposed plan will provide two on-street parking spaces, which are anticipated to be designated as a loading zone. The parking plan would provide 71 parking spaces, due to the restaurant designation.

Mr. Davis noted that when they acquired the building, the intent was to utilize the three new parking garages.

Ms. Stenberg stated that several new parking garages have been built. Are there any statistics available on the capacity of those garages? Approving a plan for 70 spaces to be provided in the parking garages is not possible without any metrics to evaluate it. If the new parking garage next to the Library has 50% use of its capacity, then 70 spaces for this business would be appropriate. However, if the usage is closer to 80-90%, it would not.

Mr. Davis responded that the information could be misleading, however. The current restaurant uses 50 spaces. Co-Hatch will use approximately 20 more. The ask is for 20 additional spaces.

Mr. Alexander inquired if the use during peak hours is complementary, or the same.

Mr. Davis stated that the peak use would be lunch and dinner hours. Their parking use would be complementary. Co-Hatch primary hours reflect an 8 am to 5 pm office structure, and offices are typically closed on Saturday and Sunday. There might be an occasional Friday or Saturday night event.

Mr. Alexander responded that the number of 70 parking spaces is misleading, because of the overlap of peak times.

Mr. Davis responded that is correct, and is because the restaurant use is existing.

Mr. Alexander stated that the only increase would be from the Brew House being open at the same time the restaurant is. He agrees that before the Board could respond to a proposed parking plan, significant data would need to be provided by staff.

Ms. Martin responded that staff could provide the necessary information.

4. Other considerations by the Board.

There were no additional concerns expressed by the Board.

Ms. Stenberg inquired if the applicant had received sufficient input from the Board.

Mr. Davis responded that he would like clarification on the massing direction. He believes the Board's direction is to reduce the building height along Blacksmith Lane to two-and-a-half stories through the application of dormers and also to reduce the total lot coverage with the addition of landscaping to the patio area.

Mr. Keeler recused himself from the following two cases due to a conflict of interest.

~~4. 185 S. Riverview Street – Demolition, 19-083ARB, Architectural Review Board~~

~~Ms. Stenberg stated that this is a proposal for demolition of a one-story, single-family residence and attached garage on a site zoned Bridge Street District Historic Residential.~~

Staff Presentation

~~The patio seats approximately 26 people and has a variety of soft seating, as well as tables and chairs. A restoration hardware aluminum furniture set with powder-coated finish was selected. The soft seating will be upholstered in a charcoal-gray canvas. The Applicant has also worked with Planning staff to propose a planter that is not made of corten. There was some concern that would stain the concrete patio and perhaps other nearby facilities. A metal and fiberglass planter painted with a coffee color marine-grade paint is proposed instead.~~

~~In the Minor Project Review, the ART recommended approval to the ARB with three conditions. Condition #1 has been mostly worked through.~~

Board Member Questions:

~~Ms. Bryan stated that outdoor speakers were not requested. If requested later, would that be subject to ARB review?~~

~~Ms. Martin responded affirmatively. The Applicant is aware of that because speakers are a Conditional Use, ARB review and approval would be required.~~

~~Ms. Bryan moved, and Mr. Keeler seconded, to approve the Minor Project Review with the following three Conditions:~~

- ~~1) That the applicant work with Building Standards to revise the patio furniture and amenity layout to accommodate safe emergency egress, prior to submission for a Building Permit, subject to staff approval;~~
- ~~2) That the applicant work with Washington Township Fire at building permitting to ensure a safe location and operation of the fireplace and fire pit; and~~
- ~~3) That the plan be revised to indicate the westernmost dining table be permanently affixed to the ground in a single location to ensure fire safety.~~

~~Vote on the motion: Mr. Alexander, yes; Mr. Keeler, yes; Bryan, yes; Mr. Rinaldi, yes.
Motion approved 4-0.~~

3. COhatch, 56 N. High Street and 25 North Street, 19-018INF, Informal Review

This proposal is for an informal review and non-binding feedback for a proposal to demolish an existing commercial building (25 North Street) and to construct a new commercial building with associated site improvements on a 0.27-acre site zoned Bridge Street District Historic Core.

Case Presentation

Ms. Rauch stated that the site is located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street. There are two buildings located on the site. At the corner of North High Street is the Brazenhead building. A two-story commercial building is located to the rear of the lot on North Street and N. Blacksmith Lane. That building came before the Board a couple of months ago for the approval of paint colors. [Images of different site perspectives shown.]

Proposal:

The applicant is requesting non-binding feedback for a proposal to demolish and replace the existing commercial building at 25 North Street with a three-story commercial building along North Street with a one-story connector at the rear of the North High Street building. The

proposal includes a new patio and covered courtyard between the existing North High Street building and the proposed North Street building. Several rooftop decks are proposed along the northern, eastern, and southern elevations, which will provide views of the river and the Historic District. The parking area remains along North Blacksmith Lane. The proposed architectural style includes a series of gable and flat roofs with a chimney on the northern elevation to complement the existing chimney on the existing North High Street building. The design proposal takes advantage of the significant grade change from High Street down to Blacksmith Lane.

The Board's input is sought on the following questions:

- 1) Does the Board support demolition of the existing commercial building?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details for the proposed building?
- 4) Other considerations by the Board.

Board Questions:

Mr. Alexander stated that staff's report suggests that the Board consider the requirements for buildings in this District. Was that a reference to the District's height limitation of 2.5 stories?

Ms. Rauch responded affirmatively. The Applicant may request a waiver to permit 3.0 stories. That consideration would be based upon the Code, the Guidelines and the context of the area.

Mr. Rinaldi stated that the guidelines, which are currently under revision, had a maximum height of 2.0 stories.

Ms. Rauch noted in the context of the area, there is an existing three-story building across the street. On the south side, there are smaller scale buildings. There are other requirements within that building type of Historic Mixed Use that would be referenced, as well.

Mr. Alexander noted that the staff report indicates that at this point, it appears the lot coverage would be in compliance.

Ms. Rauch responded affirmatively.

Mr. Alexander inquired if flat roofs are permitted in the District.

Ms. Rauch responded that they are not, so a Building Type waiver would be required.

Mr. Rinaldi noted those two points would require waivers, as a flat roof and a building height of 2.5 or 3.0 stories are prohibited.

Mr. Rinaldi swore in the Applicant.

Matt Davis, 4620 Hickory Rock Drive, Powell, Ohio, 43065, stated that their intent is that this building comply with the Board's requirements, and to that end, their design is extremely flexible. Their first

priority is to respect and honor the character of the City with which they are participating. They have created Town Hall 2.0 structures in several cities. For instance, they have restored an old hardware store and a library in Worthington and a newspaper building in Delaware, a market building in Springfield. Their design is very flexible at this point. Their intent is to activate the front part of the space, allowing it to remain historically untouched, but improve it. Brazenhead is currently under lease and has an option. If for some reason they decided not to stay, they would activate the space differently. They would leave it as an entertainment and live music venue, improve and restore the building while also respecting its history. The biggest issue is ensuring that they can afford the project and to ensure that there is sufficient size and square footage for this concept to work. A co-working space will be provided for use during the day and live music/event space for evening use. They do non-profit fundraising events throughout the week. They would include an experiential retail maker space in it, similar to their Worthington facility. They are evaluating the potential for a shared kitchen, although it may not be possible to fit it in here. Although, typically, they would renovate an existing structure, the current structure does not work for their renovation needs.

Mr. Alexander inquired about the zoning classification and permitted uses. A conference center is not a permitted use.

Ms. Rauch responded that it would be considered a mixed-use building, which includes retail, commercial and office. Although a maker space is not currently permitted in the zoning, it will be included in the amendments to this District, so that timing will work.

Mr. Alexander requested confirmation that it would be consistent with the Permitted Uses.
Ms. Rauch responded affirmatively.

Mr. Davis stated that the original intent was to leave these buildings separate and detached, honoring and providing the historical building the presence it needs on High Street. The uniqueness of this lot is its significant downward slope. This will be a two-story building; the first floor is underground. In regard to the architecture, they have considered a farmhouse look, but they are open to any suggestions. The intent is to represent the front portion of the building well.

Mr. Keeler stated that he has been in this building. The west side of the proposed building is attractive, not out of character with the District. From the back side, there is a significant level of reveal, and the proposed building would appear to overpower the smaller properties in that specific area. From that perspective, the building seems too large.

Mr. Davis stated that they have been trying to keep the height significantly shorter than the building directly to the right of Oscars, but at the same time achieve a total use of a minimum of 10,000 square feet. They are attempting to achieve all this within the necessary footprint.

Mr. Alexander referred to the drawings that were provided in the packet and stated that he likes the way in which the design has been evolving. His only reservation is the scale change that occurs. It is much different on Blacksmith Lane here and to the south than it is from Blacksmith Lane to the north. There are small individual lots, which are unlikely to be combined, with very small houses. He would be more comfortable if the proposed three-story middle section had a two-story expression

across the back. There are ways to break up the massing and provide some articulation to the long wall by material changes, bump-outs, etc. His concern is with the three-story expression at the back. It may be possible to place the desired square footage on the long second-floor terrace on the south side of the building. He is less concerned about the three-story expression on Blacksmith Lane as the grade drops, because the massing makes sense with the existing building. Because the proposed building will be close to Blacksmith Lane, he would be more comfortable if the height/massing expression could be reduced slightly. It does make sense to locate the building as they have, however, as it will provide some space behind the historic building.

Mr. Davis stated that he is interested in having the Board's guidance in developing his next iteration. Their other option was, instead of a connector, to leave the second building detached. Outdoor active patio spaces and greenspaces are popular. The desire is to have a courtyard with a pergola that gives a sense of connecting the buildings without actually connecting them. Do the Board members like the courtyard feel with this architecture?

Mr. Keeler responded that the current design is fine. He appreciates the attempt not to physically attach the two buildings, but to create an attachment through a virtual space.

Mr. Davis stated that the top elevation of the building would provide rooftop event space overlooking the river. The connector would be walkable surface and patios, which will activate the back section.

Mr. Alexander stated that he likes the idea of an expanded courtyard. Locating the larger and noisier group activities there would provide a level of protection to the nearby homes. Thoughtful planning of the outdoor uses – day versus nighttime activities – will be appreciated by the residents.

Mr. Davis stated that they are under contract on the building with a diligence period in which to determine if proceeding with this project is economically feasible. He is trying to determine if he works with the City to achieve a desired scale and aesthetic, would the City agree to the replacement of the existing structure with the proposed structure.

Mr. Rinaldi referred to staff's suggested questions for feedback.

1. Would the Board support the demolition request?

Mr. Rinaldi stated that there are four criteria, and the project must meet two of the criteria to justify approval of a demolition request. He believes this project meets at least two of the criteria. He inquired what was the Board's consensus. Board members had no objection to the demolition request.

2. If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?

Mr. Rinaldi stated this question will merit the Board's discussion. Currently, City Code limits a building on this site to 2.5 stories; 2.0 stories per the Historic Guidelines. Therefore, there may be a concern about the proposed height. In addition, flat roofs are also prohibited, and the design proposes rooftop terraces.

Mr. Alexander requested clarification of the definition of "grade" on a building such as this, because

stories are measured by grade. From the rear of the building, it may appear to be the first story; from the side, it may not be the first story.

Ms. Rauch responded that it is based on a floor-to-floor measurement. From the back, it would be considered three stories because it is at-grade, but moving down North Street, that changes.

Mr. Rinaldi noted that although Oscar's has three stories, that approval predates this Board of Review.

Mr. Keeler stated that this feels like a walkout basement, due to the way the grade drops. From that standpoint, he would be more inclined to allow two stories.

Mr. Rinaldi stated that, as Mr. Alexander stated earlier, it is probably a matter of how the elevation is articulated. There are ways in which to reduce the height appearance; in fact, the proposed design already provides for the use of a different material for the base, which creates the appearance of a two-story walkout. This also might not be considered a flat roof, but a terrace.

Mr. Davis stated that there would be four individual terraces.

Mr. Alexander stated that it a matter of how the perimeter is detailed, and how the railing is integrated into the wall below. The Code is trying to prohibit entirely flat surfaces of rubber membrane, with minimal profile or detail.

Mr. Davis inquired if the Board members have guidance on the use of a preferred design or style.

Mr. Rinaldi stated that the overarching need is to assure that this building is subordinate to the existing historic structure on the site.

Mr. Alexander stated that they should not attempt to match the existing architecture. They should attempt to complement it but not match. He inquired what is the anticipated timeframe for the Revised Historic Dublin Guidelines.

Ms. Rauch responded that the final draft would be completed within the next few weeks. That will be followed by the approval process.

Mr. Davis inquired if the ARB members had any objection to the proposed style.

Mr. Keeler responded that he likes the general style, with the exception of one element. The current historic structure at the front provides more overhang of the eaves. The proposed structure does not appear to have much eave overhang. The original element is more pleasing to the eye.

Mr. Alexander stated that he has a differing opinion. In fact, he likes the fact that the proposed design is attempting to twist an element that is extremely traditional in a slightly different direction. The skill in doing renovations within Historic Districts is to be able to introduce contemporary buildings that respond to tradition but do not match details needlessly. Overhangs are one item that he believes are unnecessary to match. He would advise that he give his design professional that flexibility. Contemporary buildings can work in Historic Districts.

Mr. Keeler stated that it is not an issue of trying to replicate what is there. He does not like walls that rise straight to the roof, but prefers overhangs. He would not find this element of the proposed building design pleasing anywhere.

Ms. Bryan stated that she was also concerned about the back of the building and the density, which the Applicant is attempting to satisfy. To address potential noise issues, evening activities would need to be located in the center of the site rather than the side nearest the river.

Mr. Rinaldi summarized that the Board's consensus is that the initial design appears to meet the initial requirements to pursue. The Board believes the identified issues can be addressed with the additional details.

Mr. Davis responded that his take away is that this concept is something he can pursue with the need to steer in the recommended direction. He thanked the ARB members for their feedback.

- **Communications**

Mr. Rinaldi reminded the Board members that his second term on the Board has expired, and this is his last meeting. Hopefully, the new Board appointee will complement the Board. He has enjoyed his service on the Board.

Ms. Martin thanked Mr. Rinaldi for his service to the City. The new member will be welcomed at the next meeting, but they will have some "big shoes to fill"!

Ms. Stenberg was reappointed to a second term on the Board. Robert Bailey, the new ARB appointee, lives adjacent to Historic Dublin in the Waterford neighborhood. He will be sworn in at the April meeting; election of a Chair and Vice Chair for the new board will also occur at that meeting. Staff will forward information on Chair and Vice Chair responsibilities.

- **Additional Comments**

Mr. Alexander referred to an email he sent to Staff related to Towne Center II. He indicated he had visited the property and noticed the board and batten siding is of a different width than previously approved. He inquired what, if anything, could be done to remedy the discrepancy.

Ms. Rauch responded that she and Ms. Martin visited the site today to determine the difference between what was existing and what was approved versus what was constructed. There is a variation in the thickness of the vertical batten and the spacing between. Although it appears to match what is on the adjacent building, it differs from what was approved. Staff will talk to the Applicant to understand how that change occurred. Where the vertical batten rail is attached to the building, all the nailheads are visible. In addition, the window trim and windows do not match. This construction was completed in January, so perhaps the finishing details have not yet been completed.

Mr. Keeler inquired if the City requires that a bond be posted when applying for a building permit. In that case, it would have been necessary for a review of the work to be conducted to confirm the work was completed as originally approved before the bond could be released.

Ms. Rauch responded that in this instance, they weren't required to obtain a permit because they were not making structural changes. The work was considered building maintenance. In most cases, a permit would have been required and an inspection would have been conducted to

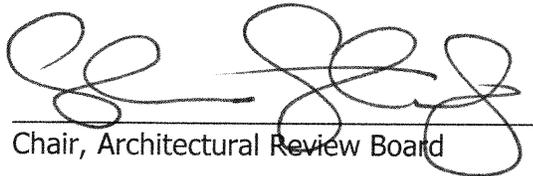
ensure that the work was completed correctly and was consistent with what was approved. Permits are issued for landscaping and infrastructure improvements, but not for architectural changes. The Board's expectation and the Applicant's assurance was that the additional construction would appear identical to that of the existing.

Mr. Alexander stated that the out-of-town management company and the owner of the building may be interested in receiving this information. Perhaps they engaged a local contractor to do the work and were not monitoring the situation. The product for this work is a stock product opposed to what was there previously.

Board members had no additional questions or comments.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



Chair, Architectural Review Board



Deputy Clerk of Council