



BOARD ORDER

Architectural Review Board

Wednesday, March 20, 2019 | 6:30 pm

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

**2. Building Z2, No Soliciting
19-012ARB-MPR**

**86 N. High Street (Lower Level)
Minor Project Review**

Proposal: Modifications to allow covered and uncovered patio spaces and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood.

Location: East of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Dustin Todd, Architectural Alliance

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

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

Case Information: www.dublinohiousa.gov/arb/19-012

MOTION: Ms. Bryan moved, Mr. Keeler seconded, to approve the Minor Project with 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: 4 – 0

RESULT: The Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Absent
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Yes

STAFF CERTIFICATION


Nichole M. Martin, AICP, Planner I



~~additional modifications. Consequently, an application for a Minor Project Review was submitted to the ART and reviewed on March 7, 2019. Because the property is located in the Historic District, the ART has made recommendation to the Board. ART recommends approval of the application without conditions to the ARB. The site is located east of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street. The modifications include:~~

- ~~1. Addition of a shed dormer to the west elevation of a previously approved garage due to the addition of a bonus room. The roof material of the dormer will match the previously approved asphalt shingles of the garage.~~
- ~~2. Relocation of the garage door from the west elevation to the south elevation to accommodate the addition of staircase to the bonus room.~~
- ~~3. The applicant is proposing to add two new windows on the west façade (in addition to the dormer), as well as the two single windows on the north and south facing facades. The windows on the western side of the garage are located on either side of the garage door.~~

~~Since the recommendation of the Administrative Review Team (ART) on March 7, 2019, the applicant has indicated a desire to shift the location of the main door from the west elevation to the south elevation. This request is reflected in the materials presented to the ARB. Staff reviewed this proposal against the Minor Project Review criteria and the Architecture Review Board standards and recommends approval with no conditions.~~

~~There were no questions.~~

~~Mr. Alexander moved, and Ms. Bryan seconded, to approve the Minor Project Review without Conditions.~~

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

2. Building Z2, No Soliciting, 86 N. High Street (Lower Level), 19-012ARB-MPR, Minor Project Review

This application is a proposal for modifications to allow covered and uncovered patio spaces and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood.

Ms. Martin stated that this is a request for review and approval of a Minor Project Review for a tenant fit-up for a proposed bar and patio space located in the Historic Transition District in the northern portion of Historic Dublin. The site is located just off North High Street to the west of the future Riverside Crossing Park. The tenant space is located within the lower level of Building Z2. [images shown of the existing conditions of the site.] From the east elevation, it is possible to see into the lower level of the site. There are covered and uncovered patio spaces, which were constructed as part of the base building. With this application, the Applicant is requesting the ARB's approval of the furniture selections. The Applicant has worked through the furniture layout with Building Standards, since the staff report was published. There are egress stairwells; however, Building Standards has determined that those egresses are not required emergency egresses for the four residential units located on the third level of the building. The fire pit will have to be relocated a minimum of 15 feet from the edge of the structure, per the Ohio Fire Code update.

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~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, March 7, 2019

The Administrative Review Team made the following determination at this meeting:

**3. BSD HTN – No Soliciting – Patio
19-012ARB-MPR**

**86 N. High Street
Minor Project Review**

Proposal: Modifications to allow covered and uncovered patio spaces and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood.

Location: East of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Dustin Todd, Architectural Alliance

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

Case Information: www.dublinohiousa.gov/arb/19-012

REQUEST: Recommendation of approval to the Architectural Review Board for a Minor Project Review with five conditions:

- 1) That the applicant provide Staff with the dining table and chair cut sheets prior to the ARB's review;
- 2) That the plan be revised to indicate the western most dining table will be permanently affixed to the ground in a single location to ensure fire safety;
- 3) That the applicant work with Washington Township Fire at building permitting to ensure a safe location and operation of the fireplace and fire pit;
- 4) That the applicant select an alternative planter with a solid finish that is similar to planters previously approved in Historic Dublin, subject to Staff approval; and
- 5) That the applicant work with Building Standards to revise the patio railing gate egress, subject to Staff approval.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director



Ms. Martin said approval is recommended to Architectural Review Board for this Minor Project Review without conditions.

Mr. Papsidero asked if there were any further questions or concerns. [Hearing none.] He called for a vote. (Recommended for Approval 7 – 0) The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

**3. BSD HTN – No Soliciting – Patio
19-012ARB-MPR**

**86 N. High Street
Minor Project Review**

Nichole Martin said this application is a proposal for modifications to allow covered and uncovered patio spaces and associated site improvements for an existing tenant space. The site is east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway and zoned Bridge Street District Historic Transition Neighborhood. This is a request for a review and recommendation of approval to the Architectural Review Board (ARB) for a Minor Project Review.

Ms. Martin presented an aerial view of the site as well as the footprint of the tenant space and the covered and uncovered patios that resides within Building Z2 on the lower level. She presented the proposed site plan and the floor plans of where dining tables, soft seating, larger tables and chairs, the fire place, and the fire pit would be located. She said Corten steel was proposed and Staff has asked the applicant to select a different material for the planters as Corten steel has not been used in the Historic District. More detailed information has been requested for the larger tables and chairs. The table on the western end of the patio potentially conflicts with an egress path and either needs to be secured to maintain a safe egress path or should be modified. The applicant should work with Engineering on this and work with the Washington Township Fire Dept. on the safety required for the fireplace and fire pit.

Brad Fagrell inquired about the lights for the base building and the applicant assured him they were not gas fixtures.

Ms. Martin said approval is recommended for this Minor Project Review to be forwarded to the Architectural Review Board for their review on March 20, 2019, with five conditions:

- 1) That the applicant provide Staff with the dining table and chair cut sheets prior to the ARB's review;
- 2) That the plan be revised to indicate the western most dining table will be permanently affixed to the ground in a single location to ensure fire safety;
- 3) That the applicant work with Washington Township Fire at building permitting to ensure a safe location and operation of the fireplace and fire pit;
- 4) That the applicant select an alternative planter with a solid finish that is similar to planters previously approved in Historic Dublin, subject to Staff approval; and
- 5) That the applicant work with Building Standards to revise the patio railing gate egress, subject to Staff approval.

Mr. Papsidero asked if there were any further questions or concerns. [Hearing none.] He called for a vote. (Recommended for Approval 7 – 0) The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

ADJOURNMENT

Mr. Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:15 pm.

INTRODUCTION

2. BSD HTN – No Soliciting – Patio 19-012ARB-MPR

86 N. High Street Minor Project Review

Nichole Martin said this application is a proposal for the installation of a partially covered patio space and associated site improvements for an existing tenant space. The site is east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway and zoned Bridge Street District Historic Transition Neighborhood. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §§153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin provided an overview of the Minor Project Review process. She presented an aerial view of the site and explained this tenant space is within Building Z2 and presented the site plan on this lower level with the east-facing patio for context. She presented the outdoor space on the south side that is enclosed with a metal railing that contains various seating and a fire pit that may shift. The pergola covering the west open space was previously approved. She presented the proposed site plan showing the outdoor spaces including a floor plan. She said Adirondack chairs for around the fire pit were submitted as part of this proposal but the applicant will replace that seating now with an alternative, as part of the variety of proposed patio furnishings. The proposal includes charcoal gray, powder-coated soft seating chairs and sofas; the material is gray to match. The corten steel planters will be the same color as the furniture.

Ms. Martin presented a graphic of the Scioto River elevation. She noted the lower railing will be removed and replaced with a railing to match the balcony railing above. The applicant did not want to match the more nautical looking railing used for the railing to the (future) pedestrian bridge.

Aaron Stanford said an appropriate egress needs to be worked out with the assistance of Engineering. Brad Fagrell said he spoke with the contractor as the table on the end of the patio conflicts with the doorways and an egress path needs to be maintained. He said his concern was if there was a larger party and tables were moved together that people would not be able to exit from the stairs above. He encouraged the applicant to bolt the table down so it is not ever moved; he emphasized this is not a good place for an egress door.

Mike Altomare said he had the usual fire questions to ask and will meet with the applicant later.

Jennifer Rauch asked if there were any further questions or concerns. [Hearing none.]

ADJOURNMENT

~~Ms. Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:22 pm.~~

~~As approved by the Administrative Review Team on March 7, 2019.~~