



BOARD ORDER

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

MOTION: Ms. Kramb moved, Mr. Kownacki seconded, to accept the documents into the record and approve the meeting minutes from December 16, 2020.

VOTE: 5 – 0

RESULT: The documents were accepted and the minutes from December 16, 2020, were approved.

RECORDED VOTES:

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





BOARD ORDER

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

**1. Ghidotti Residence at 185 S. Riverview Street
20-187ARB-MPR**

Minor Project Review

Proposal: Construction of a new 3,400-square-foot, single-family residence on a 0.41-acre site zoned Bridge Street District, Historic Residential.
Location: West of S. Riverview Street, ±375 feet north of the intersection with Short Street.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066, 153.174 and the *Historic Design Guidelines*.
Applicant: Paul and Kathie Ghidotti, property owners
Representative: Richard Taylor, AIA, RTA
Planning Contact: Nichole Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/20-187

MOTION: Mr. Cotter moved, Mr. Kownacki seconded, to approve the Minor Project with two conditions:

- 1) That the applicant select entry doors consistent with the proposed elevations, and select light fixtures, subject to Staff approval; and
- 2) That the applicant revise the window selection to a full simulated divided light window with spacer bar and muntins, subject to Staff approval.

VOTE: 3 – 1

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Gary Alexander	No
Kathleen Bryan	Absent
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

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Nichole M. Martin

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Nichole Martin, AICP, Planner II





BOARD DISCUSSION

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

**2. 40 N. High Street
20-196ARB-INF**

Informal Review

Proposal: Informal review and feedback to construct a second story addition to an existing, one-story building and a new three-story attached single-family building on a 0.21-acre site zoned Bridge Street District, Historic Core.

Location: East of N. High Street, ±125 feet south of North Street

Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: James Lapierre, DDS

Representative: Dan Morgan, AIA

Planning Contact: Nichole Martin, AICP, Planner II

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

Case Information: www.dublinohiousa.gov/arb/20-196

RESULT: The Board reviewed and provided informal feedback on the proposal to construct a second story addition to an existing, one-story building and a new three-story attached single-family building. The Board expressed support for the combination of uses and the site layout. The Board identified that further study of the historic stone wall would be necessary to determine how it can be preserved while accommodating the proposed new construction. The Board encouraged the applicant to meet the maximum permitted lot coverage for the zoning district. The Board noted they could support a Parking Plan, if additional documentation is provided. The Board expressed support for the conceptual mass and scale recognizing that overall height should be sensitive to the surrounding context. The Board identified that particular attention should be paid to the architectural character of the N. High Street façade in relation to surrounding historic buildings. The Board generally supported the modern aesthetic of both structures given the existing character of the structure, but encouraged more traditional forms and materials.

MEMBERS PRESENT:

Gary Alexander Yes
Kathleen Bryan Absent
Amy Kramb Yes
Sean Cotter Yes
Frank Kownacki Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

Nichole Martin, AICP, Planner II





BOARD DISCUSSION

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

3. **Winan's Addition at 48-52 S. High Street** **20-217ARB-INF**

Informal Review

Proposal: Informal review and feedback to construct a one-story, 400-square-foot addition on a 0.25-acre site zoned Bridge Street District, Historic South.

Location: Southeast of the intersection of S. High Street with Spring Hill Lane

Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Robert Deuberry and John Leff as property owners

Representative: Peter Lenz, Lenz Group

Planning Contact: J.M. Rayburn, Planner I

Contact Information: 614.410.4653, jrayburn@dublin.oh.us


Case Information: www.dublinohiousa.gov/arb/20-217

RESULT: The Board reviewed and provided informal feedback on the proposal to construct a one-story, 400-square-foot addition. The Board expressed support for the location, mass, and scale of the addition. The Board discussed additional information regarding mechanical screening that would be required with a future application. The Board noted that additional information regarding parking, building coverage, and lot coverage would be necessary to fully understand the overall impact of the addition.

MEMBERS PRESENT:

Gary Alexander	Yes
Kathleen Bryan	Absent
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

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 J.M. Rayburn, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, January 27, 2021 | 6:30 pm

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

**4. 87 S. High Street
20-218ARB-INF**

Informal Review

Proposal: Informal review and feedback to demolish a detached structure, modify an existing building, and construct a two-story, 2,000 square-foot addition on a 0.11-acre site zoned Bridge Street District, Historic South.

Location: west of S. High Street, ±75 feet north of the intersection with Pinneyhill Lane

Request: Informal review with non-binding feedback under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Shannon Hospel

Representative: John Staudt - RA, NCARB

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-218

RESULT: The Board provided informal review and feedback on the proposal to demolish a detached shed, renovate a historic building, and construct a two-story, 2,000-square-foot addition. The Board appreciated the applicant’s proposal to retain the historic character of the east, north, and south elevations of the existing building. However, the Board expressed concerns with the proposed modifications to the rear of the historic structure. The Board was not supportive of demolishing the existing shed on the property, and encouraged the applicant to incorporate the shed into the design. The Board generally agreed that the rear addition to the property was too massive. Some members expressed that they could be supportive of an addition to be built at the rear of the property, addressing the alley. Some members also expressed that they could be supportive of a more contemporary addition, but expressed that the connection to the existing structure should be more sensitive to the established character of the site. The Board expressed that the addition should be subordinate to the existing structure. Some members expressed that they would prefer to see a detached addition to the site.

MEMBERS PRESENT:

Gary Alexander	Yes
Kathleen Bryan	Absent
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

Chase J. Ridge
 Chase J. Ridge, AICP Candidate, Planner I

