



## BOARD ORDER

# Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**MOTION:** Mr. Kownacki moved, Ms. Kramb seconded, to accept the documents into the record and approve the meeting minutes from January 27, 2021, as amended.

**VOTE:** 5 – 0

**RESULT:** The documents were accepted and the minutes from January 27, 2021, were approved as amended.

### RECORDED VOTES:

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

### STAFF CERTIFICATION

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*Nichole M. Martin*

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Nichole M. Martin, AICP, Senior Planner





## BOARD DISCUSSION

# Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**1. 72-84 N. High Street  
20-191ARB-INF**

**Informal Review**

**Proposal:** Demolition of existing commercial buildings (20 North Street, 72-84 N. High Street) and construction of a new two-and-a-half to five-and-a-half story, mixed-use building including 68 residential units, a 6,000-square-foot event center, a 2,400-square-foot restaurant space, a 1,800-square-foot retail space, 80 parking spaces, and associated open space on a series of parcels located in Historic Dublin. (Re-development of former Oscar's site).

**Location:** Northeast of the intersection of N. High Street with North Street. The site is zoned Bridge Street District, Historic Core.

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

**Applicant:** Dwight McCabe, The McCabe Companies; and Jonathan Grubb, Architectural Alliance

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

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

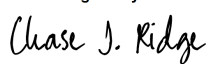
**Case Information:** www.dublinohiousa.gov/arb/20-191

**RESULT:** The Architectural Review Board provided non-binding feedback on a proposal for the construction of a new two-and-a-half to five-and-a-half story, mixed-use building including 68 residential units, a 6,000-square-foot event center, a 2,400-square-foot restaurant space, a 1,800-square-foot retail space, 80 parking spaces and associated open space on a series of parcels located in Historic Dublin. The Board discussed the potential retention of the 1930s section of the Oscar's building due to its unique character and contribution to the diversity of architecture in the Historic District. The Board expressed interest in saving this portion of the building, adding that they would support demolition of the remainder of the buildings on the site, if the applicant could meet the demolition criteria in Code. The Board expressed concerns regarding the mix and density of the proposed uses. The members generally agreed they would not be supportive of an event center larger than 3,000 square feet. The members were supportive of the residential component of the proposal, but expressed concern with the proposed density and intensity. The Board was supportive of restaurant and retail uses. The Board generally supported the layout of the site, although some members were not supportive of the courtyard layout, as the open space would serve the building users and not the public. The Board generally agreed the proposed massing, scale, height and number of stories should be reduced to be more in line with surrounding properties, and to better serve as a transition between the buildings to the north and the south of the site.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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 Chase J. Ridge, AICP Candidate, Planner I





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**2. 181 S. High Street  
21-006ARB-INF**

**Informal Review**

Proposal: Informal review and feedback for a demolition of a structure and construction of a new single-family residence on a 0.47-acre site zoned Bridge Street District, Historic Residential.

Location: Northwest of the intersection of S. High Street with Waterford Drive.

Request: Informal review with non-binding feedback under the provisions of Zoning Code Sections 153.066 and 153.070 and the *Historic Design Guidelines*.

Applicant: Timothy and Deborah Bergwall

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/20-196

**RESULT:** The Board reviewed and provided informal feedback on the proposal that supported the proposed demolition of the existing single-family home, as long as they demonstrated that they can meet the demolition criteria. The Board supported minimal disturbance of the historic stone wall running along the front property line to allow access to the public right-of-way. The members supported the proposed site layout and architectural design, scale and massing, stating it was compatible with surrounding design.

**MEMBERS PRESENT:**

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

**STAFF CERTIFICATION**

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# BOARD ORDER

## Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

### 3. Pearl Patio Canopy at 88 N. High Street 20-141ARB-MPR

### Minor Project Review

Proposal: Installation of a louvered canopy structure over an existing restaurant patio space in the Bridge Park West Development, Building Z2 on a 0.34-acre site zoned Bridge Street District, Historic Transitional Neighborhood.

Location: East of N. High Street, ±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 and 153.070 and the *Historic Design Guidelines*.

Applicant: Dublin West D, LLC

Representative: Carter Bean, Bean Architects

Planning Contact: J.M. Rayburn, Planner I

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

Case Information: www.dublinohiousa.gov/arb/20-141

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

- 1) That the applicant work with staff to recess the outdoor heaters within housing with a finish matching the proposed structure, subject to staff approval, prior to submitting for building permits;
- 2) That the applicant work with staff to modify the photometric plan to comply with the Code requirement that the maximum lumens per square foot not exceed 9.7 and additionally, that the maximum lumens per square foot not exceed 1 lumen per square foot at the edge of the patio; and
- 3) That the applicant be prohibited from creating a 3-season enclosure of the patio canopy through use of vinyl, glass, or similar material.


**VOTE:** 5 – 0

**RESULT:** The Minor Project was conditionally approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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 J.M. Rayburn, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**4. 123 S. High Street  
21-005ARB-MPR**

**Minor Project Review**

Proposal: Installation of a new roof and repainting of a building on a 0.11-acre site zoned Bridge Street, Historic South.  
Location: West of S. High Street, ±80 feet north of the intersection with John Wright Lane.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.174 and the *Historic Design Guidelines*.  
Applicant: Richard and Amelia Jeffers, property owners  
Representative: Amelia Jeffers  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/21-005

**MOTION:** Ms. Kramb moved, Mr. Alexander seconded, to approve the Minor Project with the following condition:

- 1) That the applicant paint the window trim to match the horizontal siding, subject to Staff approval.

**VOTE:** 5 – 0

**RESULT:** The Minor Project was conditionally approved by consent.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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Zach Hounshell, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**5. Historic Design Guidelines  
18-037ADM**

**Administrative Request**

Proposal: Revised Historic Design Guidelines for properties located within the Architectural Review District and its outlying historic properties.  
Request: Review and a recommendation of approval to the Planning and Zoning Commission for the proposed final document for new Historic Design Guidelines.  
Applicant: Dana L. McDaniel, City Manager, City of Dublin  
Planning Contact: Nichole Martin, AICP, Planner II  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/18-037

**MOTION:** Mr. Kownacki moved, Ms. Kramb seconded, to recommend approval to the Planning and Zoning Commission for their recommendation of approval to City Council.

**VOTE:** 5 – 0

**RESULT:** The Administrative Request for the proposed final document for new Historic Design Guidelines was recommended for approval and forwarded to the Planning and Zoning Commission.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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