



SPECIAL MEETING MINUTES

Wednesday, May 19, 2021

72-84 S. High Site Visit & Historic District Tour

MEETING ATTENDANCE

Members present: Gary Alexander, Amy Kramb, Sean Cotter, Frank Kownacki, Marty Cooper

Staff members present: Megan O'Callaghan, DCM; Jennifer Readler, Frost Brown Todd; Jenny Rauch, Director of Planning; Nicki Martin, Senior Planner; Sarah Holt, Senior Planner.

Several members of the public were in attendance, including the applicant representatives for the 72-84 N. High Street.

CALL TO ORDER

Gary Alexander called the meeting to order at 6:00 p.m. The site visit and meeting procedures were reviewed by the Law Director, as well as procedures regarding mask wearing.

SITE VISIT

The group began the tour in the parking lot located behind the buildings and entered the building at 82 N. High Street to view the interior space first and then proceeded to 72 N. High Street, including the first and second stories of the building and the existing layout. The portions of the buildings with existing tenants for Boho and Oscar's were not toured due to their current occupancy and use. The group was shown the exterior details, interior layout, building function, and finishes of each building. No formal presentation was provided by the applicant's representative. The representatives provided access to the building and answered any questions raised by the Board, staff or members of the public.

The Board members asked about the construction type and the date of construction for the buildings. The applicant shared the date of construction as 1980s for 72 N. High Street and 1970s for 82 N. High Street. The contrast of the existing workspace in the building versus what businesses are currently looking for in office space are very different. The current model of office space is a co-working space similar to CoHatch. Significant mechanical upgrades and architectural modifications would be needed. The applicant shared challenges with the functionality of the building for the current uses, such as the second story kitchen, and inefficiencies of the work areas and spaces.

The Board members asked about history of the changes for the Oscar's portion of the building. The applicant shared that their understanding was the northern portion with the gable and the southern portion were constructed later to match the design. Additional discussion centered around the authenticity of the windows and siding. Research was conducted with the Dublin Historic Society and will be ongoing should the project proceed.



The Board members shared that a complete assessment will be needed for the demolition request that addresses the details and applicable review criteria. The applicant shared that they are familiar with working with historic preservationists, and expert information will be provided moving forward.

The applicant expressed an interest in having further collaboration and dialogue with the Board members and the public to help define the approach moving forward. Their intention with the tour was to provide a point of beginning for this future discussion. The Board members urged the applicant to bring concepts to the Board and not full drawing sets. Staff shared they would work with the applicant when bringing the concept forward for discussion.

The Board members asked for information about the types of requirements that need to be met, what waivers are being sought, and reasons for not complying with the Code. The applicant shared they intend to start with the basics as they move forward.

There were no public comments or questions. The public was invited to accompany the Board and staff on the District Tour. The site visit was adjourned at 6:26 p.m.

HISTORIC DISTRICT TOUR

The group began the tour at 6:30 p.m. at the intersection of N. High and North Streets. The tour began at North High Brewing Company where staff highlighted the details of the previous approval, which included new tenant signs. The group then proceeded to the CoHatch building, which is currently under construction. The Board members asked clarifying questions about the previous building height and materials versus the new building, and details about the event spaces with the new building.

The tour continued south to the intersection of Bridge and High Streets to review new sign installations for HER and Domino's and the use of HDU material with the routed design. Following this stop, the group visited the new location of Our Cupcakery on South High Street. Staff highlighted the exterior modifications and relocated sign for the building. The Board members reviewed the collaborative discussion surrounding this application and the positive results of the improvements.

The Board then stopped across from the Coast Wine building and discussed the patio improvements that were approved. Following this stop, the group travelled further south to review the approved sign for Magnolia and the building color scheme changes to 123 S. High Street.

The final stops on the tour included two new residential projects located at 143 S. High Street and 158 S. High Street. The Board members discussed the approved projects and the development standards reviewed, including lot coverage, setbacks, and grading.

There were no public comments or questions. The tour portion was adjourned at 7:00 p.m.