



## BOARD ORDER

# Architectural Review Board

Wednesday, July 24, 2019 | 6:30 pm

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

**2. Bridge Park, Building Z2 – Dumpster Enclosure** **88 N. High Street**  
**19-045ARB-MPR** **Minor Project Review**

**Proposal:** Construction of an approximately 130-square-foot enclosure for trash receptacles located on the south side of Building Z2 on a site zoned Bridge Street District Historic Transition Neighborhood.

**Location:** On the east side of North High Street, approximately 100-feet southeast of the intersection with Rock Cress Parkway.

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

**Applicant:** Karen Danko, Moody Nolan

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

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

**Case Information:** www.dublinohiousa.gov/arb/19-045

**MOTION:** Ms. Bryan moved, Mr. Bailey seconded, to approve the Minor Project without conditions.

**VOTE:** 5 – 0

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Chase J. Ridge, Planner I



also address the flat roof.

Ms. Martin stated that the State of Ohio provides historic tax credits for income-producing properties only. The U.S. Department of the Interior defines a historic structure as any structure over 50 years old in a reasonably well preserved state. Preservation of the materials would be a contributing factor.

Ms. Wunderlich inquired if whitewashing would be acceptable to the Board.

Ms. Stenberg responded that the Historic Dublin Guidelines indicate that if the structure has been painted, it can remain painted, but if it has not been painted, it should remain unpainted.

Ms. Wunderlich inquired what other conditions existed with the home at 56 Franklin Street, for which the ARB approved painting of the brick on September 26, 2018.

Mr. Alexander responded that the minutes of that meeting, which are available to the public, would document the conditions and the Board's discussion. That house was very different in terms of the modifications that had been made to it; they had not occurred in a thoughtful manner. In comparison, the exterior of the house at 86 Franklin Street is pristine. However, even if the applicant agrees with these conditions, he would not be supportive of this project as proposed. In his opinion, the proposed roof is incorrect. A corrected roof design should be submitted.

Mr. Keeler moved, Ms. Stenberg moved, to table the request for a Minor Project Review.

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

(Approved 5-0)

## **2. Bridge Park, Building Z2 – Dumpster Enclosure, 88 N. High Street, 19-045ARB-MPR, Minor Project Review**

Ms. Stenberg stated that this is a request for the construction of an approximately 130-square-foot enclosure for trash receptacles located on the south side of Building Z2 on a site zoned Bridge Street District Historic Transition Neighborhood.

### **Case Presentation**

Mr. Ridge stated that this is a request for review and approval of a Minor Project Review (MPR). The proposal is for construction of an approximately 130-square-foot enclosure for trash receptacles located on the south side of building Z2, an existing tenant space, in the Historic District. ARB is the final reviewing body. Following receipt of approval from the ARB, the applicant may apply for building permits. The site is located east of North High Street, approximately 100 feet southeast of the intersection with Rock Cress Parkway. The newly constructed Z2 building includes four residential units, 1,300 sq. ft. of commercial space and a parking garage. The proposed enclosure would be located within an existing concrete landing that houses utilities and would serve as a delivery point for back-of-house operations for the first floor tenant. The proposal includes a 5-ft. high aluminum gate to screen the trash receptacles from the west, facing North High Street. The gate will consist of two hold-open doors that will be finished in a dark bronze color to match the existing balcony railings. The existing brick wall is a height of 3 feet, 7 inches. Code requires the screening wall or fence be at least one foot taller than the height of the waste

or storage container. The 5-foot high gate will be more than one (1) foot higher than the trash receptacles. The proposal includes the installation of four steel bollards between the trash receptacles and the utility meters to protect the meters and limit contact with the trash receptacles. The proposal was reviewed against all the applicable criteria, and staff recommends approval of the request with no conditions.

### **Applicant Presentation**

Karen Danko, Architect, Moody Nolan, 300 Spruce Street, Columbus, OH 43215, stated that this building has a significant number of front elevations. During the original approval process for the building, they attempted to determine the priority of those elevations. The south side of the building has always been intended as the service side of the building. This enclosure will be located in that back of house area. Per discussions with staff, the new gate will be located as far back from High Street as possible. As a side note, the dark bronze finish color will also coordinate with the existing storefront on the building.

There were no public comments.

There was no Board discussion.

Ms. Bryan moved, Mr. Bailey seconded, to approve the Minor Project Review with no conditions.  
Vote: Mr. Keeler, yes; Mr. Alexander, yes; Ms. Bryan, yes; Ms. Stenberg, yes; Mr. Bailey, yes.  
(Motion approved 5-0)

### **3. St. John's Lutheran Church, 6135 Rings Road, 19-052ARB, Architectural Review Board Application**

Ms. Stenberg stated that this is a proposal for an entrance canopy addition and parking lot expansion to an existing church on a 13.14-acre site zoned Limited Suburban Residential District.

### **Case Presentation**

Mr. Ridge stated that this is a request for review and approval of an Architectural Review Board application for an entrance canopy addition, parking lot modifications, and associated site improvements to a property that includes a historic structure and is located outside of the Historic District. ARB is the final reviewing body for this application.

### **Site**

The site is located on the south side of Rings Road, approximately 475 feet east of the intersection with Avery Road. The application includes alterations and modifications to two parcels; however, only the western-most parcel is under the purview of the ARB. The approximately 3.5-acre site that is under the purview of ARB includes a historic Romanesque revival church with a two-story tower built in the 1860s. There is a significantly larger set of modern additions to the south and east of the original structure, a parking lot, and a stream and tree row to the south of the structure.

### **Proposal**

An addition is proposed for the south entrance to the modern addition. Concrete walkways lead to an existing overhang at the south entry. The parking lot on the right side of the structure will be