



BOARD ORDER

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

MOTION: Mr. Cotter moved, Ms. Cooper seconded, to accept the documents into the record and approve the special meeting minutes from May 19, 2021.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the special meeting on May 19, 2021.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

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Nichole M. Martin

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Nichole M. Martin, AICP, Planner II





BOARD DISCUSSION

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

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

Informal Review

Proposal: Redevelopment of a mixed-use site (former Oscar’s site) zoned Historic District, Historic Core.

Location: Northeast of the intersection of N. High Street with North Street.

Request: Informal review with non-binding feedback of massing studies informing potential future development under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

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

Planning Contact: Chase Ridge, AICP Candidate, Planner I

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

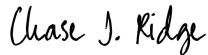
Case Information: www.dublinohiousa.gov/arb/20-191

RESULT: The Board reviewed and provided informal feedback on a series of massing studies provided by the applicant. Members generally agreed that they could be supportive of demolition of the existing structures on the site, providing that the demolition criteria are met. The Board members expressed that they are generally supportive of redevelopment of the site, indicating that redevelopment should be sensitive to the historic context of the district. Members expressed that massing of new structures should be aligned with adjacent buildings and structures, and should act as a transition between the more intense development north of the site to less intense development to the south and east. Members emphasized that open spaces should be designed in a way that encourages the general public to utilize them, and encouraged an active streetscape with retail and commercial spaces.

MEMBERS PRESENT:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

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 Chase Ridge, AICP Candidate, Planner I





BOARD DISCUSSION

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

2. **The Apothecary at 30-32 S. High Street 21-084INF**

Informal Review

Proposal: Renovations, additions, and associated site improvements to two historic buildings on two parcels totaling 0.25 acres zoned Historic District, Historic Core.

Location: East of S. High Street, ±75 feet north of the intersection with Spring Hill Lane.

Request: Informal review with non-binding feedback of a potential future development under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Dan Morgan, Behal, Sampson, Dietz

Planning Contact: Sarah Tresouthick Holt, AICP, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-084

RESULT: The Board reviewed and provided informal feedback on the proposal for exterior building modifications and associated site improvements to two adjacent sites located in the Historic District. The Board generally supported the proposal to demolish two additions behind 30 S. High, although members expressed that more information about the history of the site is needed before a decision could be made. Members also discussed the demolition of two outbuildings on 32 S. High, indicating general support of retaining the privy as a unique structure. Further, members indicated that the applicant should look at incorporating the privy in the proposal. The Board was generally supportive of incorporating a roof over the proposed terrace. However, the Board was cautioned the applicant not to create too long a massing, indicating that a detached structure may be more appropriate. Generally, the Board was supportive of partial demolition and relocation of the existing stone wall, although members encouraged the applicant to examine alternatives to demolition. Members were generally supportive of the proposed site layout and additions, stating that new additions be should subordinate to the existing buildings. Support for a Waiver to the required parking was mixed. Members generally agreed that there should be no parking impacts on surrounding residential and commercial neighbors. Members expressed that this proposal is largely similar to a previous proposal in 2018. Board Members expressed a desire to retain two original fire hydrants on the property.

MEMBERS PRESENT:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

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Sarah Tresouthick Holt

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Sarah Tresouthick Holt, AICP, Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

**3. Firehouse at 37 W. Bridge Street
21-075ARB-MPR**

Minor Project Review

Proposal: Exterior building and site modifications for a historic property on a 0.22-acre site zoned Historic District, Historic Core.
Location: Southwest of the intersection of W. Bridge Street with Mill Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: Beth Rihl, Darin Ranker Architects; and Peter Coratola, Property Owner
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-075

MOTION: Ms. Cooper moved, Mr. Cotter seconded, to approve the Minor Project with the following condition:

- 1) That the entirety of the aluminum coping cap be painted Tricorn Black, subject to Staff approval.

VOTE: 4 – 0

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

DocuSigned by:

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Chase J. Ridge, AICP Candidate, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

4. Psychic Readings by Lisa - Sign at 16 N. High Street **Minor Project Review**
21-054ARB-MPR

Proposal: Installation of a wall sign and a projecting sign for a tenant space within a historic building on a 0.26-acre site zoned Historic District, Historic Core.
Location: East of N. High Street, ±125 feet north of the intersection with Bridge Street.
Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: Lisa George
Planning Contact: J.M. Rayburn, Planner I
Contact Information: 614.410.4653, jrayburn@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-054

MOTION: Ms. Kramb moved, Mr. Cotter seconded, to approve the Minor Project four conditions:

- 1) That the applicant apply for and successfully obtain approval of a Permanent Sign Permit through Building Standards prior to installation;
- 2) That all text on both the wall sign and projecting sign be metallic gold in color;
- 3) That the projecting sign be located between the primary entrance to the tenant space and the first window, immediately south of the primary entrance and within 6 feet of the primary entrance, subject to Staff approval; and
- 4) That the applicant remove all temporary signs, prior to the installation of the new permanent signs.

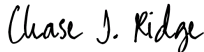
VOTE: 4 – 0

RESULT: The Minor Project was conditionally approved by consent.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

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Chase J. Ridge, AICP Candidate, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, June 23, 2021 | 6:30 pm

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

**5. Vessels Residence at 63 S. Riverview Street
21-088ARB-MPR**

Minor Project Review

Proposal: Installation of a new patio and walkway associated with an existing, single-family residence on a 0.25-acre site zoned Historic District, Historic Residential.

Location: Northwest of the intersection of S. Riverview Street with Eberly Hill Lane.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Trevor and Katherine Vessels

Planning Contact: Sarah Tresouthick Holt, AICP, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-076

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

- 1) That the existing stoop limestone slabs of indeterminate age are not disturbed with this project.

VOTE: 4 – 0

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Absent
Martha Cooper	Yes

STAFF CERTIFICATION

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Sarah Tresouthick Holt, AICP, Senior Planner

