



## BOARD ORDER

# Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

**MOTION:** Ms. Kramb moved, Mr. Cotter seconded, to accept the documents into the record and approve the July 21, 2021, meeting minutes.

**VOTE:** 4 – 0

**RESULT:** The documents were accepted and the minutes approved from the meeting held on July 21, 2021.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

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Sarah Tresouthick Holt, AICP, ASLA  
Senior Planner





# BOARD ORDER

## Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

**1. Emerald Aesthetic – Sign at 119 S. High Street  
21-123MPR**

**Minor Project Review**

Proposal: Installation of ±5.5-square-foot sign for an existing tenant space zoned Historic District, Historic South on a 0.18-acre site.  
Location: West of S. High Street, ±115 feet north of the intersection with John Wright Lane.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code §§153.176 and the *Historic Design Guidelines*.  
Applicant: Lisa Minor, Emerald Aesthetics  
Planning Contact: Zachary Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/21-123

**MOTION:** Ms. Kramb moved, Ms. Cooper seconded, to approve the Minor Project with one condition.

- 1) That the applicant apply for and successfully obtain approval of a Permanent Sign Permit through Building Standards prior to installation.

**VOTE:** 4 – 0

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

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Zachary Hounshell*

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Zachary Hounshell, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

**2. Kuraly Residence at 179 S. Riverview Street  
21-109MPR**

**Minor Project Review**

Proposal: Exterior modifications to a single-family home on a 0.36-acre site zoned Historic District, Historic Residential.  
Location: West of S. Riverview Street, ±400 feet south of the intersection with Pinneyhill Lane.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.  
Applicant: Taylor Pfeffenberger, His & Hers Architects  
Planning Contacts: Zachary Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/21-109

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

- 1) That the applicant install functional shutter hardware with the construction of the shutters, 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  
Martha Cooper Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Zach Hounshell*

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Zachary Hounshell, Planner I





# BOARD ORDER

## Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

### 3. The Apothecary at 30-32 S. High Street 21-110CP

#### Concept Plan

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

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

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.176(F) and the *Historic Design Guidelines*.

Representative: Dan Morgan, Behal, Sampson, Dietz

Applicant: Jennifer Kua and Todd Corwin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, [sholt@dublin.oh.us](mailto:sholt@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/arb/21-110](http://www.dublinohiousa.gov/arb/21-110)

**MOTION 1:** Ms. Kramb moved, Ms. Cooper seconded, to approve the Concept Plan with seven conditions:

- 1) That preservation of the trees identified as the 24-inch Maple, the 30-inch Ash, and the two large pines south of 32 S. High, shall be explored in earnest with Staff;
- 2) That all windows, except the storefront system, at 32 S. High Street, be wood-clad, sash windows. The applicant is to revise the curtain wall at the back of the property of 32 S. High Street and the north wall to be more compatible with the surroundings and the *Historic Design Guidelines*;
- 3) That the pavilion shall be designed in a manner to better meet the *Historic Design Guidelines*, specifically addressing: height requirements; massing and enclosure concerns; roof details; and color, at the next submittal;
- 4) That the applicant demonstrates a mortared-appearing product to be used on the new addition foundation is compatible with historic foundations, with the next submittal;
- 5) That the addition at 30 S. High Street shall be clad in siding to match the original, or if indeterminate, horizontal wood siding rather than board-and-batten. The applicant shall work with Staff and the Architectural Historian throughout the discovery process to determine the best material;
- 6) That the applicant provide a plan for the conservation of archeological resources, including an entity willing to take the items, with the Final Development Plan submittal; and



**3. The Apothecary at 30-32 S. High Street  
21-110CP**

**Concept Plan**

- 7) That the applicant shall demonstrate the preservation, to the maximum extent possible, of the stone wall, at the next submittal.

**VOTE:** 3 – 0

**RESULT:** The Concept Plan was conditionally approved, as presented.

**RECORDED VOTES:**

Gary Alexander Yes  
Amy Krumb Yes  
Sean Cotter Absent  
Martha Cooper Yes

**MOTION 2:** Ms. Cooper moved, Ms. Krumb seconded, to approve the Parking Plan to permit 32 off-site parking spaces to be combined with the 9 spaces on-site, to fulfill the minimum parking requirement of 41 spaces.

**VOTE:** 3 – 0

**RESULT:** The Parking Plan was approved.

**RECORDED VOTES:**

Gary Alexander Yes  
Amy Krumb Yes  
Sean Cotter Absent  
Martha Cooper Yes

**MOTION 3:** Ms. Krumb moved, Ms. Cooper seconded, to table the following Waiver at the request of the applicant:

- 1. §153.173A – Historic Zoning Districts – General Development Standards - Requirement: 85% lot coverage is permitted. Requested: 89% lot coverage.

**VOTE:** 3 – 0

**RESULT:** The Waiver was tabled.

**RECORDED VOTES:**

Gary Alexander Yes  
Amy Krumb Yes  
Sean Cotter Absent  
Martha Cooper Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Sarah T. Holt*

89A280534ZA848D  
Sarah Tressouthick Holt, AICP, ASLA  
Senior Planner





# BOARD ORDER

## Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

#### 4. Penalty Code Amendment 21-113ADMC

#### Administrative Request – Code Amendment

Proposal: Amendment to Zoning Code §153.999: Administration and Enforcement - Penalty for unauthorized demolition of and alteration to properties within the Architectural Review District and outlying historic properties listed on Appendix G.

Request: Review and recommendation of approval to the Planning and Zoning Commission for an Administrative Request – Penalty Code Amendment under the provisions of Zoning Code §153.999 and the *Historic Design Guidelines*.

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contacts: Sarah T. Holt, AICP, ASLA, Senior Planner and Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4662, sholt@dublin.oh.us or 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-113

**MOTION:** Ms. Kramb moved, Ms. Cooper seconded, to recommend approval to the Planning and Zoning Commission for the Administrative Request for an Amendment to the Penalty Code.

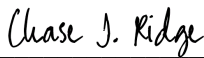
**VOTE:** 3 – 0

**RESULT:** The Administrative Request to amend the Penalty Code was recommended for approval and forwarded to the Planning and Zoning Commission.

#### RECORDED VOTES:

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

#### STAFF CERTIFICATION

DocuSigned by:  
  
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 Chase J. Ridge, AICP Candidate, Planner II





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, August 25, 2021 | 6:30 pm

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

### 5. Historic Paint Colors 20-130ADM

### Administrative Request

Proposal: Informal review for a proposal to establish pre-approved paint colors for the Architectural Review District and outlying historic properties listed on Appendix G.

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

Applicant: Dana L. McDaniel, City Manager, City of Dublin

Planning Contact: Nichole M. Martin, AICP, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/20-130

**RESULT:** The Board reviewed and provided informal feedback on a proposal to establish pre-approved paint colors for the Architectural Review District and outlying historic properties on Appendix G. Board members were supportive of the idea of a pre-approved list of paint colors. Members expressed that they were generally supportive of the proposed organization of the paint color document. Board members stated that they are not concerned with neutral colors such as tans, creams, white or off-white colors, and suggested that further refinement of bold, non-neutral colors would be appropriate.

### MEMBERS PRESENT:

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

### STAFF CERTIFICATION

DocuSigned by:  
  
 Nichole M. Martin, AICP, Senior Planner

