

Parcel	273-000027	Address	84 N High St	OHI	N/A
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Year Built: 1930	Map No: 116	Photo No: 1692-1695 (7/9/16)
Theme: Commercial	Historic Use: Commercial	Present Use: Commercial
Style: Post Modern/ Queen Anne	Foundation: Not visible	Wall Type: Frame
Roof Type: Cross gable/ hipped/asphalt shingle	Exterior Wall: Stone/clapboard/wood shingle	Symmetry: No
Stories: 2	Front Bays: 7	Side Bays: 3
Porch: Shed roof on façade	Chimney: 1, Interior, off ridge near north side of center cross gable	Windows: Fixed metal frame and wood framed with stained glass transoms

Description: The two-story commercial building has had multiple additions resulting in an irregular footprint. The building has two distinct sections. The south section is a modern interpretation of the Queen Anne style. It has clapboard siding, decorative wood shingles, and cross gables with boxed-bay windows that feature stained glass transoms. Between the windows is a one-story porch with turned posts. The north half of the building is Post Modern. It has a steep hipped roof with a skylight. The exterior is clad in stone, with a recessed glazed entrance and fixed display window.

Setting: The building is located on the east side of N High St within in the old village center of Dublin. It is one in a series of small commercial buildings that date from the late-nineteenth to mid-twentieth centuries.

Condition: Good

Integrity:	Location: Y	Design: N	Setting: Y	Materials: N
	Workmanship: N	Feeling: N	Association: Y	

Integrity Notes: The building has poor integrity from multiple additions and renovations. It no longer conveys a 1930 commercial building.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. It is recommended non-contributing to the local district, and non-contributing to a recommended Dublin High Street Historic District, boundary increase.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended non-contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



84 N High St, looking east



84 N High St, south half, looking east



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

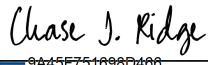
Case Information: www.dublinohiousa.gov/arb/20-191

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



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~~Agenda this evening: Case 4 – Psychic Readings by Lisa – Sign at 16 N. High Street. He asked if any member of the Board wished to pull the case from the Consent Agenda. [Hearing none.]~~

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

~~The Chair stated this application is a request for the 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. The site is east of N. High Street, ±125 feet north of the intersection with Bridge Street. Mr. Rayburn from Staff and the applicant, Ms. George are here this evening to answer any questions. [Hearing none.]~~

~~Ms. Kramb moved, Mr. Cotter seconded, to approve the Minor Project by consent with 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: Ms. Cooper, yes; Mr. Alexander, yes; Mr. Cotter, yes; and Ms. Kramb, yes.
[Motion carried 4-0]~~

~~The Chair swore in staff and applicants who planned to address the Board on any of the cases to be reviewed during this meeting.~~

INFORMAL REVIEW CASES

1. 72 – 84 N. High Street, 20-091INF, Informal Review

The Chair stated this application is a request for an Informal Review and feedback for redevelopment of a mixed-use site (former Oscar's site) zoned Historic District, Historic Core. The site is located northeast of the intersection of N. High Street with North Street.

Staff Presentation

Mr. Ridge presented an aerial view of the site that contains a number of parcels. He reviewed the history for this case, as follows:

February 2021 – Informal Review

The Architectural Review Board (ARB) reviewed and provided non-binding feedback on a proposal for the construction of a mixed-use building including residential units, an event center, restaurant space, retail space, 80 parking spaces and associated open space. Feedback included a general concern regarding massing, scale and height and interest was shown for saving a portion of the building (former Oscar's site).

May 2021 – Site Tour

The Board members toured the buildings inside and out at 72-84 N. High Street. They were informed of the general conditions of the buildings, along with construction and design.

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The Applicant is seeking feedback on massing studies, not the previous proposal, which will guide potential future redevelopment of the site. Existing conditions for 72-84 N. High Street and 20 North Street to the south [shown.]

The Applicant had provided Staff with a massing study, which included the two phases of Old Dublin Town Center built in 1999 overlaid on the site in question where the height of 2.5 stories was measured totalling 25 feet from grade to the mid-point of eaves; the BriHi development built in 2009 contained 2.5 stories at ± 30 feet in height, which was also overlaid on the site; and the CoHatch development, which is under construction to contain 1 – 3 stories at ± 30 feet in height, that was also included in the massing study.

Board Discussion Questions

The following discussion questions [shown] have been provided for the Board to consider during this review:

1. Is the Board supportive of demolition of all or portions of the existing buildings on the site? If so, which ones should be considered for demolition?
2. Is the Board supportive of redevelopment of the site? If so, what scale of redevelopment would the Board find appropriate?
3. Based on the massing study, and if the Board is supportive of redevelopment of the site, what is an appropriate building height or number of stories along N. High Street? North Street?
4. Given the significant change of grade on the site from west to east, could the Board be supportive of additional height, in excess of what Code permits, along N. Riverview Street? If so, what maximum building heights or number of stories would be recommended?
5. If the Board is supportive of redevelopment, what considerations should be incorporated related to site layout, lot coverage, and open space?
6. Are there other considerations by the Board?

Board Questions for Staff

Mr. Cotter inquired about the possible height discrepancy noted in the various materials re: CoHatch. Mr. Ridge responded the correct height for CoHatch is 35 feet, not 30 feet.

Mr. Alexander asked if height on the buildings located on the alley side were measured to the mid-point of the roof. He noted the buildings closest to the former Brazenhead were much lower. Mr. Ridge answered affirmatively.

Mr. Cotter asked if a Waiver was required for CoHatch to allow 35 feet for height. Ms. Martin stated the ARB approved the building in January 2020. At that time, the BSD Code limited a certain number of stories and not maximum height depending on the building type. The building type was limited to 2.5 stories. Staff determined at the time that the lower level along Blacksmith Lane was not counted so it had 1.5 stories on top of that. One story made up the front of the building and 2.5 stories were on the back.

Mr. Alexander asked if the ARB had granted Waivers on that project (CoHatch) at the time. Ms. Martin answered affirmatively but does not recall height being one of them. Mr. Alexander recalled the ARB showed flexibility on that project at that time.

Applicant Presentation

Dwight McCabe, The McCabe Companies, 7361 Currier Road, Plain City, Ohio 43064, indicated the reason for the request for this Informal Review is to extend an open dialogue as the land owner is desiring the ARB to revisit a proposal provided in vague terms and convey what is possible for height and mass. He suggested the Board forget past proposals as the land owner wanted to start anew.

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He provided illustrations that compared their site to other buildings in the Historic District in a modern period, guided by the various iterations of the Historic District Code to see if there isn't some common thought to compare and contrast these buildings. A collection of historic buildings on the southeast corner of High Street and SR 161 are very similar so there are three good reflections of buildings that represent in context what the Historic District has been about and what it is today. Reflections were overlaid on this site to consider how it would be perceived, received, and possible given the current modifications in the Historic District Code. After the applicant listened to the feedback from the Board, in the last discussion and people in the area, they provided materials to be considered [shown.] Today, they are requesting a basic discussion of what is appropriate.

The applicant views the site as having three highlighted footprints A, B, and C [shown.] A is High Street frontage, B is North Street frontage, and C is the area considered the 'back of house' section of the property but is also the front of the pedestrian bridge landing. A High Street component for building massing was used as a model as well as frontage along North Street, where there is a significant drop off in grade. He noted the unique streetscape conditions on North Street with side alleys limited in width as they were created for a horse and buggy.

Beyond the footprint of the property are sections labelled as A1 and B1. Consider what those streetscapes and building façades are going to look like and what those corridors become in context to this property.

Current developments were overlaid onto the applicant's site for comparison [shown.] Within the back side overlay of those same developments [shown] there is a substantial amount of property in area C that would be empty. To replace the existing buildings with new buildings that sit on a similar footprint, would allow for similar parking conditions and does not change anything in terms of the perception. Area C has a slope to it. The applicant asked the Board for the direction of this project and what they would support. The discussion today is to gather ideas for what is best for that area; what the best use is from a community and development perspective; and also considering the view from the pedestrian bridge, asking what is acceptable to this Board.

Mr. Alexander asked if an image of a conceptual thought was included in the package.

Mr. McCabe answered that they reviewed the prior proposal for a visual representation of scale differences. On the High Street side, scale has a lot of similarity to it - less mass and does not quite reach the corner. In the first proposal, the applicant wanted to make sure that corner had a good landing and a good relationship with the library.

With the applicant's permission, Mr. Alexander said he would consider the applicant's two specific questions, after the list provided by Staff was reviewed by the Board (project direction and what is acceptable to the Board).

Public Comment

The Chair reported the Architectural Review Board had received and reviewed three public comments provided in advance of the meeting, greatly appreciating the public's participation in the process.

Mr. Alexander then asked the Moderator if any additional public comments were submitted during the course of this meeting.

Ms. Martin answered no further public comments were submitted.

Board Discussion

The Chair asked the Board to include any thoughts or comments they would like to share from the site visit and on demolition.

Ms. Kramb said the site visit did not provide any new information for her relating to demolition. The additions from the 70s and 80s can be demolished but she has not received enough information regarding

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the core of the main structure to sway her either way. That information will need to be provided with the demolition request/plan.

Mr. Cotter stated he could be supportive of demolishing all the buildings on this site with a demolition plan. Ms. Cooper stated she agreed with Ms. Kramb and Mr. Cotter; a full demolition is possible. Mr. Alexander stated the same agreement that a full demolition was possible since the structures had been labelled non-contributing in the Historic District. The applicant must meet the criteria of a demolition request.

Mr. Alexander asked the applicant what they plan to build on the site in terms of size and mass. Mr. McCabe answered he was acting under the advisement of Dublin's Planning Division to start with scale and provide a conceptual image of how the structures would present themselves to the street. Their next step would be to determine how the structures would be programed. The vision for Area C is going to dictate the program. They will limit lot coverage to the Code regulation of no more than 85% and will consider alternative parking considerations.

Mr. Cotter stated filling the backside of the property, Area C, is most difficult. The applicant should stay inside Code with a maximum height of 30 feet. If a 30-foot-high building is planned near the street, leaving more room in the front provides the illusion of less mass. To understand conceptual massing is a challenge but the first concepts look okay. Do not match with something down the street; make sure they are architecturally different.

Ms. Kramb stated she was in favor of getting the buildings figured out, and then applying a program or use. A building in the north end should not be any taller than those that are north of them and buildings on the south should not be any taller than buildings further south, limiting them to closer to ± 25 feet in height. She views this contextually.

Ms. Cooper reported she was a new member to the ARB but had read the earlier materials. She agreed with Ms. Kramb to stick with a height limit and blend with structures directly adjacent. The buildings superimposed on the site with an open corner was appealing, as long as the building on North Street is not as tall.

Mr. Alexander stated he generally agreed with the comments made by his fellow Board Members. He reported the building to the north was reviewed under a different Zoning Code and the new Code requirements adopted a different height. Matching that height and scale is appropriate as he does not want to see the applicant penalized having to deal with the new standards and he would support a Variance request for height there. An open corner would allow buildings on the south side to be lower due to a natural break at that corner. Connect with the system of walkways that was created for the library and use that space as a transition to lower buildings. If the height ends up being comparable to what was approved for CoHatch, it would be okay, contextually. A U-shaped building with more mass to the opening of the north would be appropriate and the east elevation could be built up. This is a unique site and will have more visibility on the backside and suggested a podium building with parking underneath. He asked the applicant if they were considering smaller buildings or a singular element.

Mr. Cotter stated how the mass is to be broken up depends on the intended uses. He likes breaks in a façade for architectural character but there should not be three fronts for one use. Ms. Kramb emphasized that the applicant not replicate what already exists and to divide the building logically; fake fire walls at BriHi do not look right. Ensure the east side is not taller and could slope down to the south. Stories do not matter like height does in context with the surroundings.

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Mr. Alexander and Ms. Cooper like the open corner, whereas Mr. Cotter and Ms. Kramb want to see the building be built back further for a better streetscape. Mr. Cotter indicated he was not fan of open space if it has no use.

Ms. Kramb said the overlay with the plaza graphic helped break up the block and that could be a possible solution for this project. The applicant does not need to fill all 85% of lot coverage just because they are permitted. Underneath parking with a plaza on top is a great way to use space instead of a surface lot.

Mr. McCabe indicated this discussion is what the applicant wanted at this point. They received productive feedback and gained a better understanding of what is permitted and desired of the Board and what the constraints are. This is an opportunity to be creative and drive what is programmatically possible. He tried to draw out specific answers for possible height limits.

Ms. Kramb stated the number of stories is not an exact measurement and a specific height is not important. Look at the site contextually and compare the proposal visually to the immediate surroundings.

Mr. McCabe considered what the scope of the project under the bridge could be and the two sites could be layered together to make a good launch point and provide a better bubble around the property.

Summary of the Board's Comments

The Board is supportive of demolition of all the existing buildings on the site, as long as the demolition criteria is met with documented evidence.

The Board is supportive of redevelopment.

The scale of the structures need to be comparable to adjacent structures. The Board is open to redevelopment on the east elevation.

The applicant must be sensitive to surrounding structures. The Board might not approve development if it is taller than CoHatch in terms of feet and the applicant must keep the height lower than the overall height on High Street.

The Board agreed, context is more important than the actual number of feet for height.

The entire site does not need to be developed, if it is not warranted.

An open corner enables open space in the public realm and if located on the southwest corner, it could be a benefit.

Ms. Cooper added she supports what will be done to create frontage on N. Riverview. Perhaps property is open from the High Street side and also made open. She agreed height change could conceal parking.

Mr. Alexander thanked Mr. McCabe.

2. The Apothecary at 30-32 S. High Street, 21-084INF, Informal Review

~~The Chair said this is a request for an Informal Review and feedback for renovations, additions, and associated site improvements to two historic buildings located on two parcels totaling 0.25 acres zoned Historic District, Historic Core. The site is east of S. High Street, ±75 feet north of the intersection with Spring Hill Lane.~~

Staff Presentation

~~Ms. Holt presented an aerial view of the site that includes two vacant properties to be considered with this application and both are on the National Register of Historic Places. 30 S. High Street is to the north and 32 S. High Street is to the south. Both historic places were reviewed using the new Zoning Code and *Historic Design Guidelines*. The uses are permitted and the size criteria are appropriate. Surrounding zoning is mostly the same.~~

~~Existing conditions [shown] at 30 S. High Street has one of the last remaining log structures in town; it was a former pharmacy. The structure on 32 S. High Street was built as a more traditional commercial~~

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.~~



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

DocuSigned by:

Chase J. Ridge

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Chase J. Ridge, AICP Candidate, Planner I



~~A request for the installation of a new roof and repainting of an existing building on a 0.11-acre site zoned Bridge Street, Historic South, located west of S. High Street, 80 feet north of the intersection with John Wright Lane.~~

Public Comments

~~No public comments were received on the case.~~

~~Ms. Bryan inquired if the applicant was in agreement with the condition for approval.~~

~~Kelly Burke, Redwood Financial Group, 112 S. High Street, Dublin OH, indicated that they had no objection to the condition.~~

~~Ms. Kramb moved, Mr. Alexander seconded approval of the Minor Project Review with the following condition:~~

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

~~Vote: Mr. Cotter, yes; Mr. Kownacki, yes; Ms. Kramb, yes; Mr. Alexander, yes; Ms. Bryan, yes.
[Motion carried 5-0]~~

CASES

1. 72-84 N. High Street, 20-191ARB-INF, Informal Review

A request for an Informal Review and feedback to construct a mixed-use building (redevelopment of the former Oscar's site), on an approximately 0.9-acre site, zoned Bridge Street District, Historic Core, located northeast of the intersection of North High Street with North Street.

Staff Presentation

Mr. Ridge stated that this is a request for an Informal Review, providing non-binding feedback on the redevelopment of the site located at 72-84 N. High Street in the Historic District. Informal Reviews allow applicants to seek feedback from the ARB on development proposals in regard to density, site layout and architecture. Informal Reviews are an optional step prior to a Concept Plan, Preliminary Development Plan, and a Final Development Plan.

Site

The site is unique in that it has a variety of building types and styles surrounding it, as well as a variety of uses. Images of adjacent and nearby buildings were shown for site context, including Building Z1, a mixed-use building containing residential units and commercial space, and Building Z2, a mixed-use building immediately north of this site, which also includes a mix of residential and commercial spaces. The pedestrian bridge is located northeast of the site; the Dublin branch of the Columbus Metropolitan Library is located across the street, on the west side of N. High Street; the new 3-story CoHatch building and the former Brazen Head sites are located immediately south of the site; and 1.0-story to 2.5-story, single-family residential units are located south and southeast of the site. The proposed structure will be located on the east side of N. High Street and wrap in a C-shape down to North Street. Pedestrian facilities will be provided along N. High Street and a portion of North Street. Vehicular access will be located in the southeast corner of the site and a parking lot immediately behind the buildings.

Proposal

The proposal is for a mixed-use development requiring the demolition of three buildings along N. High Street and North Street and the construction of a new 2.5 to 5.5-story, mixed-use building, containing residential, retail, restaurant and event space. It also includes a parking structure, which is primarily below grade, as well as open space in the form of a central courtyard. The proposal calls for the demolition of 72-84 N. High Street as well as 20 North Street, buildings that underwent significant modifications in the 1980s. Partly due to those modifications, the buildings have been designated non-contributing to the Historic District, with the Historic and Cultural Assessment indicating poor integrity indicators for design, feeling, workmanship and materials. The applicant is proposing to construct a single, U-shaped building, opening toward the Scioto River, and two primary wings connected via a centrally located, two-story connector. Patio dining is proposed along the west side of the site along N. High Street, as well as a public plaza. A courtyard would be located centrally on the site, between the two wings, to which the public would have access. An 80-vehicle, below-grade parking structure is proposed; however, preliminary calculations indicate that 110 spaces would be required by Code for the proposed uses, not including the 1 space per 6 individuals requirement for the event space.

Architecture

The proposed building is formed by a series of front and side gables with a number of dormers on the west elevation. The proposal is for a minimum 2.5-story building that increases to a greater height as it extends to the east, while Code permits a maximum of 2.5 stories. The building materials will be stone (on the first floor), brick and wood siding, which are permitted primary materials. The North Street elevation will be 3.0 stories in height, with the use of several forms, including architectural recesses and a series of dormers and residential balconies to break up the mass. A pedestrian entrance in the center of the building will provide access to the central courtyard. The rear, east façade on N. Riverview Street will be five stories in height, and will be clad in stone, brick and an undetermined third material. This elevation will provide an entrance to the underground parking and utility bays. The central courtyard, which would be accessible to the public, will have a series of stone-clad staircases leading from the higher N. High Street elevation down to a landing on the east end of the site. A mix of seating options and landscape elements will be located in the landing area. Several discussion questions have been provided to facilitate the Board's review.

Applicant Presentation

Dwight McCabe, Principal, McCabe Companies, 7361 Currier Road, Plain City, Ohio 43064, stated that he would like to provide a few more details, in addition to those provided in the Commissioners' meeting materials. They have been working on this proposal for almost two years, looking at the broader context with City staff, and this past year, focusing on the programming, site operation, and form of the redevelopment. This site is located at the crossroads of different elements, not only in terms of visibility, architecture and use, but also the vehicular and pedestrian traffic in this part of the Historic District and the nearby West Plaza. They have had conversations with staff, the adjacent condominium HOA Board and neighbors, and intend to meet in the near future with long-term residents. Helpful and supportive feedback has been received, and he would like to respond to some of the online comments. Because this site is at the northern edge of the Historic District and extends into another District, the site really does not contribute to the fabric of the Historic District itself. The rear view of this site from the pedestrian bridge is not the best, consisting of surface parking, utilities and dumpsters. They have attempted to pay attention to that view of the property, should it be redeveloped.

Board Discussion

Ms. Bryan stated that this area of the City was recently rezoned, intentionally placing it in the Historic District. The building size and scale of the proposal is not consistent with the Historic District.

Public Comments

Matt Davis, 4620 Hickory Rock Drive, Powell, Ohio:

"I am the building owner of 56 N. High Street. Continuing to make historic downtowns more vibrant, walkable, workable, and livable are critical to supporting the local economy and the future of Dublin. I support the redevelopment of 72-84 N High Street to continue to make Historic Dublin the anchor of the City. I believe the proposed uses add to the City."

Terry George, 105 North Riverview, Unit 414 Dublin, Ohio 43017:

"I am concerned that the number of proposed units will create an even worse traffic situation on High Street than currently exists. At times, High Street is already gridlocked. The pedestrian versus car interaction at the intersection, in addition to stopped and parked delivery vehicles, already are creating a dangerous situation. Adding more cars on N. High Street will make the situation even more dangerous. There are numerous opportunities for rental housing on the east side of the river. I would prefer to see any housing on the west side of the river be primarily owner-occupied."

Robert Massie at 105 North Riverview Street, unit 615 Dublin, Ohio 43017:

"There are many positive attributes to this plan, however, the negatives are greater. The 68 individual living units proposed are too small and would reduce the value of other residential units in the area. The density is an issue, and the expected price point would attract a change of demographics in this community. Traffic issues would be quite significant, necessitate the widening of High Street and an installation of a traffic signal at the intersection of High and North streets. Safety and security may become major issues with the change in demographics, and a potential rise in crime in the area could present a safety issue near the library. He would recommend reducing the residential density with larger units, fewer people, and thereby less traffic."

Kathleen Murphy, 95 North Riverview Street, Unit 411, Ohio 43017:

"I am concerned that 6000 square feet of event center and 68 apartments is too high of a density for the area. The High Street Garage is already nearly full on weekends and the Getaway, although not open yet, will increase the number of vehicles. During the current pandemic, businesses are not at 100%. In the future, where would additional residents, visitors and event guests park? I love living at Bridge Park West, but not if friends and family are unable to find parking. I agree, however, that there is a need to update. Hopefully, the Oscar's restaurant remains."

Louis Lang, 105 North Riverview Street, unit number 117, Dublin, Ohio, 43017:

"Overall, we have no issue with the concept and design. However, we strongly object to the idea of 68, 650-square-foot apartments, for the following reasons: 1) this side of Bridge Park is nearly completely comprised of owner-occupied residences, both the Bridge Park West condominiums and the individual, single-resident homes. This development would be a major deviation and departure from the makeup of the neighborhood. We would support individually-owned dwellings. 2) The proposed size of 650 square feet per dwelling steers the development to the younger, single demographic and market. The most likely result will be an overburden of traffic and noise in the environment. In order for us to support this, the number one issue to be addressed is the size and number of family dwellings, and secondarily, the occupancy model, with ownership preferred over rental."

Gordon Troop, 95 North Riverview Street, Unit 514, Dublin, Ohio 43017:

"I support development on this piece of property but strongly oppose this development and use for the following reasons. Small apartments attract short-term, transient residents with little vested interest in the long-term viability of the community. Mixed use with condos or town homes would be a preferred solution, allowing pride of ownership, an individually committed tax base, and real long-term community involvement. New scale apartment complexes attract a younger and noisier party crowd. There are a sufficient number of these apartments on the other side of the river, along with retail establishments that cater to this clientele. The High Street elevation drawing and design with dormers is very unattractive, reminiscent of the design of 1970 apartment complexes or strip malls. Surely, the developer can do better than that. It does not have to be as modern as the library across the street but should incorporate a more modern design and materials to blend and bridge the gap. The proposed project does not meet any of Dublin's Code requirements, including the four-story height limitation and conference facility requirements. More retail and restaurants would be preferable. Alternatively, 20 - 25 larger condos or townhouses would significantly reduce the large increase in traffic that will come with 68 apartments, and also improve pedestrian safety on the narrow streets in this area."

Trevor Vessels, 68 South Riverview Street, Dublin Ohio, 43107 stated:

"I am writing today regarding the proposed redevelopment of the existing Oscar's site and surrounding buildings. I want to be clear that I am pro-development and support the applicant's plans to raze the existing properties on the site. I am also certainly not against resident apartments on this site. I do have concerns that the addition of so many units results in a property, particularly a four-story structure facing the new bridge that does not fit into the surrounding area. I recognize that the developer needs to build enough residential units to make the project financially viable; however, I hope that the board will take into account the size and scope of the project and how it would fit into the Historic District. I would argue that at a minimum, there should be close attention to the size of the building facing the bridge including whether it conforms to the area. I hope the board will ensure that there are enough parking spaces under the building for the residents, so the existing street and library garage parking can be used for visitors to the Historic District."

Ross Young, Unit 717, Dublin, Ohio 43017, stated:

"The look of the building seems very bland, shades of brown. I would like to see more architectural contrast. Parking is already a problem, so there is a need to consider the loss of public parking spaces."

Ms. Bryan asked Mr. McCabe if he wanted to add anything in response.

Mr. McCabe stated that he would like to address how the architecture fits within the surrounding area. The significant anchoring elements are the pedestrian bridge landing on the west side of the river, the 7.0-story condominium project adjacent to this site, and the retail at the left side of the bridge landing. He noted that the rhythm of the view from the bridge is that of buildings with breaks between. The CoHatch building on the south side of North Street is of a similar scale. Their challenge was creating a solution that encompasses the entirety of the site while respecting what occurs along North Street and the adjacent Historic District, and the existing mass and scale down to the north side of the bridge. Those elements determined the composition of the proposed building form. They also considered the need for a pedestrian access from High Street to the courtyard and a direct link from the courtyard to the bridge. Those adjacent elements, the need to maintain a 2.5-story face on High Street, recognition of the existing 3.0-story structure on North Street, and the need to maintain the existing height to the east resulted in the proposed form. He noted that the 2.5 story height at the

street level has been maintained as the building extends to the east; the additional stories to the east are due to the grade drop from the street level.

In regard to the public comments, their discussion with neighbors indicated there is support for redeveloping the site, as most people are not satisfied with what currently exists. From an architectural perspective, while some people prefer a more contemporary character, the Historic District guidelines do not allow that. Some concerns were expressed regarding public parking. There will be no loss of parking, as there is no public parking on the site today. The proposed underground parking would increase the amount of existing private parking on the site, accommodating most of what would be needed by the new residents. They would also use the existing public parking structure, consistent with the practice of other uses within the District, including the Pearl restaurant and some historic buildings with little or no parking. Regarding the proposed apartment use, staff was supportive of having a greater mix of housing stock within the Historic District, as it would provide patronage for businesses within the District. They have received significant feedback regarding the type and size of units; however, some of the larger units within the Bridge Street development have not been renting well. They could look at a potential shift to a few larger, two-bedroom units, but it would be necessary to conduct a market study to better understand the need. The units could be larger. The idea that there should be no apartments in this portion of the Historic District runs counter to the idea of providing equity in housing options.

Ms. Bryan responded that there is no question regarding a need for housing options; it is primarily the question of what is appropriate here.

Board Discussion

1. Is the Board supportive of the request to demolish the existing structures fronting N. High Street and North Street?

Mr. Alexander stated that, in reality, there are four buildings, as 84 N. High is actually two buildings. There is a firewall that separates Oscar's, and stylistically, Oscar's is extremely different from the buildings that were added to the left. He would have preferred that the consultant's report and other evaluations had looked specifically at each building, rather than as a group. He can understand the proposal to demolish most of the site; however, he has concerns about the demolition of Oscar's, which is in the middle of the plan. Oscar's is a small, well-composed building. The bays are centered in the gable and the door is centered between. The bays added later at the rear were aligned intentionally with the original bays. There is a continuity in that structure that does not exist in the others. The Oscar's building reflects the history of that particular property and the community, more so than the other three buildings. Additionally, the building has not outlived its usefulness, as the restaurant is continuing to function. Demolition of that building certainly would not be permitted in the other historic districts. He has no issue with the demolition of the other buildings, and the site could be redeveloped intensively without the demolition of the Oscar's building.

Ms. Kramb stated that the original 1930s section of the Oscar's building is unique and contributing to the district. The additions to the building could be removed. The applicant would need to meet the demolition criteria, including documentation of inability to remove the additions and reuse the original building and proof of economic hardship.

Mr. McCabe responded that they were working with what exists in Dublin's ordinance. The ordinance indicates that the building is not contributing. Many of the features of the building are not historic, such as the bays and the stained glass that were added later. It was their understanding that it would be permissible to demolish them.

Ms. Kramb stated that it would be necessary to submit documentation that it was not historic and meets the demolition criteria.

Ms. Bryan inquired if the applicant was familiar with the demolition criteria.

Mr. McCabe responded that they were. However, they would not have undertaken the proposed development, if there had been any concern about demolition of the building.

Ms. Kramb noted that it would be necessary to meet the criteria before obtaining a demolition permit.

Mr. McCabe responded that they were not apprised of that need for a non-contributing building.

Ms. Kramb inquired if the applicant had reviewed the Code and the guidelines for demolition.

Mr. McCabe responded that they had done so.

Mr. Cotter stated that he would be supportive of demolishing the buildings, except perhaps Oscar's. They would need a demolition permit, whether the building was contributing or non-contributing. If there are factors for keeping Oscar's, the burden is on the applicant to justify not keeping it.

Mr. Kownacki stated that he had no comments to add concerning the proposed demolition.

Ms. Bryan stated that, regardless of whether a building is contributing or non-contributing, they provide a broader picture of the fabric of the neighborhood. It will be necessary to meet two of the four criteria for demolition.

2. Does the Board support the proposed uses, which include multi-family, retail, restaurant, events center space, and open space?

Ms. Bryan stated that the Code permits commercial, retail and restaurant uses, and multi-family residential on upper floors within this District. The recently approved Code amendment allows for an event space up to 3,000 square feet in size; this application proposes a mix of uses for the site and 6,000 square feet of event space. A number of waivers would be required for the proposed use.

Mr. Alexander stated that he supports the proposed residential type, as there is a shortage of these units within the community, as well as nationally. The applicant would need to explain the hardship that would validate a variance for the proposed conference center, particularly when one exists across the river. The report suggests that a conference center was proposed because other uses would not work here.

Ms. Kramb stated that this proposal is for twice the amount of the 3,000 square feet permitted in this District for conference centers. Therefore, she could not support it, unless a very good cause or a very good plan were provided.

Mr. Cotter agreed that although more mixed-use residential is needed in the community, the number of units proposed is too many and the size of the units is too small in this District. The public comments express concerns that the proposed development is not appropriate in the District due to: existing traffic and parking issues; also, the demographics of rental versus ownership split between the east and west sides of the river -- maintaining the historic character on the west side, the Bridge Street character on the other. Although more retail would be appropriate, the large conference center would lead to another parking problem. He agrees that the site needs to be redeveloped in a manner to better anchor the area.

Mr. Kownacki observed that the Board prefers not to issue variances to the City's Zoning Code, particularly since it was only recently updated for this area. There would need to be a strong reason

for a variance. He agrees with the neighbors' concerns about increased traffic. While redevelopment of the site can occur, the proposed scope and scale cannot be accommodated within this area; it does not consider the homeowners who have a vested interest in the area.

Ms. Bryan stated that she is a resident of Historic Dublin, so is one of those with a vested interest. The proposed conference center is much larger than the maximum of 3,000 square feet only recently approved by Council; therefore, very compelling reasons for having 6,000 square feet would need to be provided. She has strong concerns about the safety, security and traffic impact of adding this number of small units. She is supportive of redevelopment of this site, but the proposed density poses a problem.

Public Comments [continued]

Terry Flanagan, 6767 Fallen Timbers, Dublin, Ohio 43017:

"I am in favor of the redevelopment of the Oscar's block in Historic Dublin. What about the City's need for workforce housing? Affordable housing reinforces Dublin's commitment to diversity and inclusion in the workforce and in housing. The idea that a younger workforce will contribute to noise violations is profiling of a younger demographic. Dublin decided it would be on board with redeveloping the block of N. High Street many years ago. There is a tasteful way to pay homage to the past while bridging development for the future. It is that quality that sets Dublin apart. We need to be supportive of investment in our community."

Board Discussion [continued]

Ms. Bryan inquired what is the occupation rate of the residential units on the other side of the river. Mr. Ridge responded that staff has inquired but not yet received a response regarding the occupancy rate.

Ms. Bryan observed that she had noticed empty units within that area. She is concerned about turning this quaint neighborhood into something no longer historic. If that trend were to continue, there will be no future need for the Board.

3. Does the Board support the proposed site layout?

Mr. Kownacki stated that he did not have any objections to the U-shaped layout with a courtyard.

Mr. Cotter stated that he had no objections to the proposed layout. His concerns relate to the massing, which does not fit on N. High Street. Something more architecturally interesting would be preferable. The courtyard seems out of place. The open space is good, although it is confined between houses.

Ms. Kramb stated that the proposed massing and scale is an issue. In her opinion, the applicant should submit a new proposal for the building. She would not support a building of this mass, no matter how it were laid out.

Mr. Alexander stated that he has concerns with the courtyard. Typically, courtyards provided with apartments are limited to use of those residents, to create a sense of community. This courtyard would serve as a light well and an access point for the conference center. It does not benefit the City at all; in fact, it hurts the fabric by keeping people out on the street. Other nearby open spaces, such as the area in front of the bridge, receive a significant level of use and, consequently, activate the District. The proposed location of the pedestrian connection seems unnatural. Given that the buildings are close together, there may be issues with the level of sunlight within that area.

4. Is the Board supportive of the scale, massing and height of the building? If so, would the Board support future waivers to the development standards to allow these deviations? If not, what modifications are recommended to meet the requirements?

Ms. Bryan stated that the property is located within the Historic Dublin and is zoned Bridge Street Historic Core. The zoning district permits two commercial building types within this district. While a full building type analysis has not occurred, the historic mixed-use building type would be the most applicable, given its use, layout and form, which is limited to 2.5 stories in height. The Board should reference this building type and requirements along with the Historic District Design Guidelines when considering the appropriateness of this building.

Ms. Kramb stated that with the new Code, the building type is irrelevant; the building is limited to 2.5 stories on High Street. However, she is willing to consider more height at the rear elevation -- perhaps 3.0 stories, but not 5.0 stories. The entire building should be scaled down; it is much too massive for the Historic Core. People will be using the park along the riverfront, and they do not want to stand in the shadow of 5.0-story building.

Mr. Kownacki stated that he appreciates the attempt to maintain the roof ridgeline; however, the scale and massing are not appropriate in this District. The intent is to limit the building scale and massing within the area, which "steps down" to the river. It is noted that a parking variance would be requested; however, reducing the scope and scale of the building would also reduce the level of traffic and parking issues created by the development.

Mr. Cotter stated the building mass from the rear is significant. City Council has indicated the intent is that the Historic District should not look like the other side of the river. The entire structure should be reduced to 2.5 stories, and more architectural character added. From the Z1 and Z2 buildings, which are located at the entrance of Old Dublin, there should be a transition moving south into the Historic District.

Mr. Alexander stated that he could consider a height reduction of one story on the north facade. The portion of the structure to the south is treated more traditionally than the other buildings in close proximity. While CoHatch is 3.0 stories, the roofline has been lowered to the top of the second story, and a horizontal band or trellis separates the first floor from the second. That applicant invested effort to make the structure appear closer to 2.0 stories. Although he could accept the massing of the south façade at the rear, the massing of the north elevation at the rear must be lower.

Ms. Bryan stated that the proposal of 5.0 stories is much too massive. In regard to the CoHatch building, the Board and the building owner worked to reduce the building mass facing the alley. A larger building would have blocked the sunlight from the residences along N. Riverview Street.

5. Does the Board believe that the proposed architectural character and materials are compatible with the surrounding development?

Mr. Alexander stated that the Board previously has stated that there should be no false historic elements; traditional elements should only be used in a manner that combines appropriately. The building has a flat roof facing the courtyard, along with the exterior "skin" and roof slope of a traditional building. The primary volume of the nearby Z2 building has a traditional roof form. The front elevation of the proposed building is essentially a camouflage of what is occurring behind it. While they could have a flat roof, the way in which the historic element is applied must be appropriate and consistent

with the Historic Dublin Guidelines. If Oscar's were not an issue, a solution could be a lower scale, L-shaped building facing High Street and turning the corner, and a taller section along the north property line.

Mr. Cotter agreed that the flat and gabled roofs were dissimilar -- essentially, a modern and traditional building next to each other.

Ms. Kramb stated that the applicant should rework the design before submitting a formal application.

Mr. Kownacki and Ms. Bryan indicated that they had no additional comments to offer on the architecture.

6. Does the Board support the open spaces and proposed public access to the central courtyard?

Mr. Alexander referred to his previous comments on the courtyard and pedestrian elements.

Ms. Kramb stated that the revised proposal should provide easy access to the park and up to High Street.

Mr. Kownacki expressed support for the idea of providing a public access from High Street to the courtyard. He has no objection to the concept.

Mr. Cotter stated he has commented on the public access. The open, gathering areas at the front and corners are good.

Ms. Bryan inquired if the applicant understood the feedback given.

Mr. McCabe responded that he understood. He would like to clarify that the events center was not an after-thought. They had observed early in the process, that this would be a great location for an events center on the west side, due to the view of the river and bridge. Their intent is to provide a space for people to visit and take advantage of that view. However, there is no model for a 3,000-square-foot event space that would work as a business proposition. A 3,000-square-foot event center with kitchen facilities would be difficult to find in the marketplace. If that is the size limitation, there will be no events center.

Ms. Bryan noted that there are areas on the other side of the river where a larger event center could be provided.

Ms. Kramb noted that the 3,000-square-foot limitation was intended to limit the type of activities that could be in the Historic District.

Mr. McCabe noted that, additionally, if a 2.5 or 3.0-story limitation were to be required for the property, they would be unable to advance the project. They have spent two years considering alternatives for the site, and looked forward to proceeding in a collaborative manner. While they will regroup, with the limitations, he believes they will be unable to redevelop this property.

Public Comment

Matt Ratliff, 5964 Tara Hill, Dublin, Ohio, 43017, stated:

"This project is good for Dublin and good for our residents. In a pandemic, we continue to see investment in our historic core. If you want historic Dublin to continue to compete or even contribute to downtown Dublin you have to give this project a chance. A variety of housing needs to exist in Dublin. This Board needs to put their personal agendas to the side as it relates to apartment and younger residents and as it relates to their attitudes towards new development. Dublin needs investment and especially during a pandemic. The personality of North High is different than South High and that's okay, and some could argue by design."

Board Discussion [continued]

Mr. Alexander stated that the presentation put together by Mr. McCabe and his team was extremely thorough. He reminded him that he could come back with simple massing studies, or scale sketch concepts, so they could continue exploring other ways of developing the parcel without developing a detailed presentation.

Mr. McCabe responded that he appreciated the suggestion.

Ms. Bryan noted that although the proposal was thorough, proceeding would require many variances; it would be a difficult path forward.

2. 181 S. High Street, 21-006ARB-INF, Informal Review

~~A request for informal review and feedback for demolition of an existing structure and construction of a new single-family home on a 0.47-acre site zoned Bridge Street District, Historic Residential. The site is northwest of the intersection of S. High Street with Waterford Drive.~~

Staff Presentation

~~Ms. Martin stated that this is a request for informal review and feedback for a new proposal for 181 S. High Street, which is located northwest of the intersection of S. High Street with Waterford Drive. The site is the southernmost parcel on the 1818 Historic Dublin Plat. It is 0.47 acres in size and contains an existing single-family residence with vehicular access via Waterford Drive; public sidewalks extend along Waterford Drive and S. High Street. There are a number of mature trees on the west side. The Karrer Barn is immediately to the south on City-owned land, and the Karrer House, still owned by the Karrer family, is immediately to the north. Across the street are two homes that are new constructions within Historic Dublin; 182 and 190 S. High Street, which vary in character, are simple vernacular. The existing home is a two-story brick home with a detached garage. The project was reviewed by the ARB in October 2020 in a significantly different form. The previous proposal provided for retaining the existing home, making significant external modifications in a farmhouse character, and demolition of the detached garage. The Board expressed concerns with the faux farmhouse character and encouraged either an alternative style consistent with the form of the existing structure, or redevelopment of the site.~~

Proposal

~~The proposal is for the demolition and redevelopment of this single-family home. The current structure was built in 1967, and the Historic and Cultural Assessment designates this building as non-contributing. Partial demolition of the historic stonewall is proposed. The home is proposed to be centrally located, with the access point to Waterford Drive shifting to the west of the parcel. The existing shed and detached garage along Waterford Drive would be retained, and accessed in a rear-loaded manner. An additional, two-car attached garage is proposed. A proposed walkway would intersect with S. High Street and the historic stonewall. The proposed character is a simple vernacular cottage with farmhouse characteristics, including a popular farmhouse color palette. The home has a steeply pitched roof, which will be sheathed in asphalt shingles with a low pitch, and a standing-seam metal roof, closely mimicking the home at 190 S. High Street. There would be a wraparound porch as well as a double entry. A prominent dormer is located on the front facade. The attached two-car garage will be set back a significant distance from the front facade. The rear elevation provides access to the outdoor living space as well as the rear-loaded garage. The existing shed would mask a large~~



BOARD ORDER

Architectural Review Board

Wednesday, October 16, 2019 | 6:30 pm

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

**2. 72 Dublin LLC at 20 North Street & 72-84 N. High Street
19-093ARB-MPR**

Minor Project Review

Proposal: Siding maintenance and repainting of an existing, mixed-use building on a 0.67-acre site zoned Bridge Street District Historic Core.
Location: Northeast of the intersection of N. High Street and North Street.
Request: Review and approval of the Minor Project Review under the provisions of Zoning Code Sections 153.066—153.070 and the *Historic Dublin Design Guidelines*.
Applicant: Evan Fracasso, United Development Services
Planning Contact: Chase J. Ridge, Planner I
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/19-093

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

- 1) That the applicant work with Staff to satisfy the tree replacement requirements set forth in Code or pay a Fee-in-Lieu.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally 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



CASES:

1. ~~Property at 17 N. Riverview Street, 19-090ARB-MPR, Minor Project Review~~

~~Ms. Stenberg stated that this application is a proposal for the repainting of an existing, single-family home on a 0.18-acre site zoned Bridge Street District Historic Core.~~

Staff Presentation

~~Mr. Hounshell stated that this application is for a Minor Project Review for an existing residential home located at 17 N. Riverview Street, northeast of the intersection of Bridge Street and Blacksmith Lane, within the Historic Core District. The applicant is proposing new exterior paint for the structure. The house, which was built in 1927, contains a one-and-one-half-story Craftsman-style house with a rectilinear footprint and rests on a concrete block foundation. The building has a side-gable standing seam metal roof with a shed dormer on the front façade. The proposal includes painting the existing siding, shutters, garage door and trim. The applicant is proposing to paint the siding of the house and the garage a light grey (Roycroft Pewter; SW 2848) and the accents and trim white (Pure White; SW7005). Staff has considered all the applicable criteria for this application and recommends approval with no conditions.~~

~~The applicant had no additional comments.~~

~~There were no public comments.~~

Board Discussion

~~Mr. Keeler inquired if the garage would be painted, as well.
Mr. Hounshell responded affirmatively.~~

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

2. ~~72 Dublin LLC, 20 North Street & 72-84 N. High Street, 19-093ARB-MPR, Minor Project Review~~

~~Ms. Stenberg stated that this application is a proposal for siding maintenance and repainting of an existing, mixed-use building on a 0.67-acre site zoned Bridge Street District Historic Core.~~

Staff Presentation

~~Mr. Ridge stated that this is a request for the repainting of properties located at 20 North Street and 72-84 North High Street. The site is located on the northeast corner of North Street and High Street. The building at 20 North Street is behind the North High Street properties. The applicant proposed three options for the repainting of the buildings and has selected the first as their preferred option. This proposal includes painting the 84 North High Street building a dark blue-gray color (Distance, SW 6243) with an off-white trim (White Heron, SW 7627). The existing stone~~

would remain on this building. The building located at 72 North High Street is proposed to be painted off-white (Snowbound, SW 7004) with all trim painted a white color (Pure White, SW 7005). The proposal includes painting 20 North Street the same off-white color (Snowbound, SW 7004) as 72 North High Street. All decking and trim on this building is proposed to be a dark brown color (Rockweed, SW 2735). The existing stone on this building would also remain. In order to expose more of the west-facing façade, the applicant is proposing to remove a large evergreen tree that is situated in front of 84 North High Street. Staff has reviewed all the applicable criteria and recommends approval with the one condition that the applicant be required to meet the Code for tree replacement or pay a fee in lieu.

Applicant Presentation

Evan Fracasso, 72 Dublin LLC, 501 Morrison Road, Gahanna, Ohio, displayed paint samples to the Board.

There were no public comments.

Board Questions for Applicant

Ms. Bryan inquired the reason for removing the evergreen tree.

Mr. Fracasso responded that the evergreen tree was planted 20 years ago within three feet of the building. It is now encroaching on the building and creating a hazard due to its height and proximity to the building.

Mr. Alexander inquired if the Sleepy Blue color originally provided with the application was not being used in the project.

Mr. Fracasso responded that it is not. Color studies were done, and staff determined that the color was too similar to the color used in the Crawford Z1 Building to the north of this site.

Mr. Alexander noted that he likes the Distance Blue color.

Mr. Fracasso responded that their intent was to create a color emphasis in the center of the building. Oscar's is the primary tenant. The inverse of the colors used on the front of the building will be used on the rear of this building, which will present a visual focal point in Historic Dublin from the pedestrian bridge.

Ms. Bryan moved, Mr. Keeler seconded approval of the Minor Project with the following condition:

- 1) That the applicant work with staff to satisfy the tree replacement requirements set forth in Code or pay a fee-in-lieu.

Vote: Mr. Keeler, yes; Mr. Alexander, yes; Ms. Stenberg, yes; Ms. Bryan, yes; Mr. Bailey, yes.
(Motion approved 5-0.)

3. ~~Kne Residence at 55 S. Riverview Street, 19-094ARB-MPR, Minor Project Review~~

~~Ms. Stenberg stated that this application is a proposal for a detached garage addition to create a three-car garage for an existing, single-family home on a 0.40-acre site zoned Bridge Street District Historic Residential.~~