



BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

MOTION: Mr. Cotter moved, Mr. Jewell seconded, to accept the documents into the record and approve the February 23, 2022, meeting minutes.

VOTE: 4 – 0

RESULT: The documents were accepted and the minutes approved from the meeting held on February 23, 2022.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

**1. 36-38 N. High Street
22-019ARB**

Demolition

Proposal: Demolition of an existing commercial building on a 0.25-acre lot zoned Historic District, Historic Core

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

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

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/22-019

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

- 1) That this approval does not permit early demolition, prior to approval of a Final Development Plan and building permits.


VOTE: 4 – 0

RESULT: The Demolition was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

**2. 36-38 N. High Street
21-175CP**

Concept Plan

Proposal: Redevelopment of an existing building and parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building on a 0.25-acre lot.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane and zoned Historic District, Historic Core.

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

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/21-175

MOTION: Mr. Jewell moved and Mr. Cotter seconded, to approve the Concept Plan with 10 conditions, as amended:

- 1) That the applicant submit a Parking Plan with the Preliminary Development Plan submittal, ensuring all parking conforms to the requirements outlined in the Code, including bike parking and trash enclosure locations;
- 2) That the applicant shall provide an accessible path from the parking lot to the mixed-use building and show that accessible entrances are provided for this same building, at the next submittal;
- 3) That the applicant shall work with Staff to preserve or rehabilitate the historic stone wall, steps, stoops, and handrail to the best extent practicable and demonstrate how the stone wall, steps, and privy tie into the proposed building design. The applicant shall provide photographs of the southeast wall to help determine age;
- 4) That all window and door placement, size, material, and trim details shall be historically appropriate. Proposed metal panels within the window openings shall not be used, and header/sill details shall be appropriate to the adjacent cladding, on both buildings. Construction methods shall address fire-rating concerns to allow appropriate fenestration on the south property line;
- 5) That all proposed brick shall be replaced by native-appearing stone or brick on both buildings. The proposed dark vertical wood siding on both buildings shall be replaced by another more appropriate material;



**2. 36-38 N. High Street
21-175CP**

Concept Plan

- 6) That the applicant shall demonstrate greater dimension and detail regarding windows, window trim, and roof eaves on both buildings;
- 7) That the applicant shall address concerns with water table materials and their scale for both buildings, at the next submittal. All proposed painted Concrete Masonry Unit materials (CMU) shall be replaced by a more appropriate material;
- 8) That all proposed steel awnings on both buildings shall be changed to fabric awnings or a shed/gable roof feature, to meet the *Guidelines*;
- 9) That the residential building shall be revised to better respond to the adjacent, single-family homes along N. Blacksmith Lane and N. Riverview Street in style and materials; and
- 10) That the proposed roof cut-outs on the residential building shall be removed in favor of a more sympathetic feature.

VOTE: 4 – 0

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

3. HD Paint Colors 20-130ADMO

Administrative Request - Other

Proposal: Review of proposed updates for the establishment of pre-approved paint colors for the Historic District and outlying historic properties.

Request: Review and approval of an Administrative Request to update the pre-approved paint colors under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: 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

MOTION: Ms. Cooper moved and Mr. Jewell seconded, to approve the Administrative Request to update the pre-approved paint colors for the Historic District.

VOTE: 4 – 0

RESULT: The Administrative Request for updates to the pre-approved paint colors for the Historic District was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

Nichole M. Martin

Nichole M. Martin, AICP, Senior Planner

