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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

APRIL 24, 2013

AGENDA

1. **BSC Historic Core District – Tails Above the Rest** — **14 S. High Street**
   13-020ARB-MPR — **Minor Project Review – Sign Modifications**

2. **BSC Historic Residential District – Larson Residence** — **76 S. Riverview Street**
   13-023ARB-MPR — **Minor Project Review – Roof Replacement**

3. **St. John's Lutheran Church** — **6135 Rings Road**
   13-025ARB — **Site and Architectural Modifications**

4. **BSC Historic Core District – Tucci's Restaurant** — **35 N. High Street**
   13-027ARB-MPR — **Minor Project Review – Sign Modifications**

5. **BSC Historic Core District – Jeni's Ice Cream – Signs** — **1 West Bridge Street**
   13-029ARB-MPR — **Minor Project Review – Sign Modifications**

6. **BSC Historic Core District – Winan's of Dublin** — **52 S. High Street**
   13-030ARB-MPR — **Minor Project Review – Site Modifications**

Robert Schisler called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were Bob Dyas, and David Rinaldi. City representatives present were Council Member Marilee Chinnici-Zuercher, Jennifer Rauch, Dan Phillabaum, Jonathan Lee, Sharonda Whatley, and Libby Farley.

Administrative Business

Council Member Marilee Chinnici-Zuercher administered the Oath of Office to newly appointed Board member David Rinaldi.

Council Member Chinnici-Zuercher encouraged the Board members to contact District residents, business owners, or property owners that might be interested in filling one of the two open positions on the Board. She said different skills and knowledge are needed on all city boards. Ms. Chinnici-Zuercher said the Board members play an integral role and wanted to ensure they are attending meetings regularly and actively participating. She said Council wanted to reinforce that members are appointed because they believe strongly in their knowledge base and members are Council's eyes and ears. She said the Board members have the opportunity to review the issues more comprehensively than Council might be able to do. Ms. Chinnici-Zuercher said members' expertise vary and by actively engaging in a dialog with the other members, the Board come to the best decision. She said Council understands people's lives change, and even though members volunteer to do this, sometimes they cannot continue to meet the fulfillment and obligation that they thought they could originally. She asked members to call and speak to a Council member if their situation changes. She said Council was giving the same message to all the Boards and Commissions. Ms. Chinnici-Zuercher said Council was really looking for the present members' very active participation.

Council Member Chinnici-Zuercher asked Mr. Rinaldi to share a little about his background so that it could be understood why City Council had selected him to serve on the Board.

Mr. Rinaldi said he received his degree at The Ohio State University, and he has been an architect for the past 28 years. He said he has been a Dublin resident since 2001. Mr. Rinaldi said he and his wife have one son. He said his current passion is the Miracle League in Dublin.

Ms. Chinnici-Zuercher expressed City Council's gratitude and appreciation to former members Tom Currie, Tasha Bailey, and William Sounders for their service on the Board.

Mr. Schisler recognized and thanked Mr. Souders, Mr. Currie and Ms. Bailey for their service to the Board.

Mr. Schisler suggested a postponement of the election of officers until the remaining two new members were appointed to the Board.

Jennifer Rauch explained the Board's rules and regulations required the officers be elected at the April meeting, a motion to defer the election would be appropriate.

Motion and Vote
Bob Dyas moved, Robert Schisler seconded, to defer the election of officers until there is a full Board. The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

Motion and Vote
Bob Dyas moved, Robert Schisler seconded, to accept the documents into the record. The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; and Mr. Dyas, yes. (Approved 3 – 0.)

Motion and Vote
Bob Dyas moved, Robert Schisler seconded, to approve the February 27, 2013 meeting minutes as presented. The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; and Mr. Dyas, yes. (Approved 3 – 0.)

Communications
Jennifer Rauch said on behalf of the Planning staff they wanted to express thanks to Ms. Bailey, Mr. Currie, and Mr. Souders for their dedication to the Board. She said each member provided different insights and perspectives that make this Board very diverse and helped to ensure the intent of the District was maintained. She said they will be missed and wished them all good luck in their future endeavors. She said she hoped they would come back to see all the great things that they are doing in Dublin.

Ms. Rauch said the iPad and electronic meeting packet project is proceeding. She said staff is trying to ensure a smooth transition and trying to work out as many initial issues as possible before fully using electronic packets.

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board. He swore in those wishing to speak in regards to an application on the agenda tonight.

1. BSC Historic Core District – Tails Above the Rest **14 S. High Street**
13-020ARB-MPR **Minor Project Review – Sign Modifications**

Jennifer Rauch presented this request for Minor Project Review for sign modifications for an existing business located in a multi-tenant building on the east side of South High Street, south of the intersection

with Bridge Street. She presented a photograph of the building showing the existing projecting sign frame where the applicant is proposing to install a new sign. She said the proposed sign contains the business name and logo. Ms. Rauch said the sign meets the requirements for height, area, and size. She said the proposed two colors and the location of the sign above the door meet the Bridge Street Code requirements. She said the Administrative Review Team found that the criteria were met and recommended approval to the Board of the proposal. She said that Planning is therefore recommending approval of this application with no conditions.

Bob Dyas said that he had visited the site, and the bracket looked bad. He asked if it was going to be painted or cleaned.

Pamela Sell (5802 Scotia Court, Dublin, Ohio), said that their maintenance person would take care of that.

Motion and Vote
David Rinaldi moved, seconded by Robert Schisler, to approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

2. BSC Historic Residential District – Larson Residence **76 S. Riverview Street**
13-023ARB-MPR **Minor Project Review – Roof Replacement**

Sharonda Whatley presented this request for Architectural Modification and a Minor Project Review application for the Larson residence, located at the intersection of Riverview Street and Eberly Hill in the Bridge Street Historic Corridor. She presented images of the home. She said the roof materials found in the Historic District include composite shingles, asphalt, ceramic tile, standing seam, shake, and metal. Ms. Whatley said the colors permitted in this district are from the Historic Color palette of the manufacturer's collection. She said that the applicant is proposing to replace the current roofing material with LEED and Energy Star compliant Galvalume tiles in Colonial Red. She said that the proposal meets all applicable requirements, standards and criteria, and that Planning is recommending approval of this application.

Motion and Vote
Bob Dyas moved, seconded by Robert Schisler, to approve this application for the roof replacement because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code.

The vote was as follows: Mr. Rinaldi, yes; Mr. Schisler, yes; and Mr. Dyas, yes. (Approved 3 – 0.)

3. St. John's Lutheran Church **6135 Rings Road**
13-025ARB **Site and Architectural Modifications**

Jennifer Rauch presented this request for review and approval for site and architectural modifications to a church located on the south side of Rings Road, east of the intersection with Avery Road. She said the historic portion of the church is located along the frontage of Rings Road with significant expansions to the south and rear of the property. She said the proposed modifications are occurring at the rear of the expansion and no alterations are being made to the historic portion of the church. She explained that although the site is located outside the District, Appendix 'G' in Dublin's Code includes it as a historic property that has to be reviewed by the Board before architectural modifications can be made.

Ms. Rauch said the proposed new entrance is a covered entryway to be enclosed to create an internal vestibule to access the existing building. Ms. Rauch said, the applicant is proposing it be connected to a new porte cochère and a covered vehicular drop off area for church patrons. She presented the proposed site plan changes which include a modification to the existing landscape lawn area to accommodate a new drive aisle to provide access to the new covered area. She said that the modifications to the existing parking spaces will require four spaces and the landscape island to move. Ms. Rauch said that a variance was previously approved for this site, so parking will continue to be met with this proposal. She said also with this application, an additional parking area is proposed to be accessed from the easternmost access point which will accommodate additional vehicles. Ms. Rauch presented a graphic showing the new vestibule, ramp area, and stair modifications to the existing landscape area. She said that it consists of brick columns with steel framing, and then an asphalt shingle roof. She said as part of the modifications, Planning has proposed two conditions, one of which is related to the vestibule entrance in that stucco is shown on the lower portion under the windows which the Building Department has identified as an issue and requested that a material that meets the Building Code be used. Ms. Rauch said that as part of the site plan, a condition of approval regarding the landscape plan has been added to make sure that it is more detailed in terms of an inventory of what is there, to make sure that it is compliant, which can be dealt with as part of the Building Permit application process. Ms. Rauch said that Planning is recommending approval with those two conditions.

Robert Schisler asked about the proposed location for the proposed ADA accessible parking spaces.

Ms. Rauch suggested that there could be a condition added that the ADA parking be located closer to the entrance.

Rolando Martinez, Berardi & Partners, Inc., (369 East Livingston Avenue, Columbus, Ohio), representing St. John's Lutheran Church, indicated on the plan where the proposed handicap parking spaces and ramped curb could be located. Mr. Martinez said to avoid any cold spots on the closure of the porte cochère with the new storefront, they wanted to raise it from the slab, which would create a space between the seal and the slab. He said they had proposed to use stucco there, but it was not a problem to integrate some type of cast stone material. He said the product that best matched what was existing would be used for all the cast accents shown in the rendering illustration, and also on the seal that Ms. Rauch had referenced.

Ms. Rauch referred the Board members to Sheet A-201 which showed the details of the materials assigned to that particular area.

Ms. Rauch suggested a condition, 'That the accessible parking spaces be consolidated immediately adjacent to the east elevation of the building.'

Motion and Vote
Bob Dyas moved, seconded by Robert Schisler, to approve this application for site and architectural modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with three conditions:

1) An alternative cladding material that complements the existing materials, such as cast stone be used in the areas located below the windows and doors in order to meet the Building Code.
2) A detailed landscape plan be provided as part of the building permit review to ensure the interior landscaping and vehicular use area screening requirements are met.
3) The accessible parking spaces be consolidated immediately adjacent to the east elevation of the building.

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

4. BSC Historic Core District – Tucci's Restaurant **35 N. High Street**
13-027ARB-MPR **Minor Project Review – Sign Modifications**

Jonathan Lee presented this request for review and approval for the relocation of an approved ground sign for Tucci's Restaurant, located in the Historic District between North High Street and Darby Street, just north of Wing Hill. He said that the site is zoned, Bridge Street Corridor - Historic Core. He presented graphics of the previously approved signs which met Code with the exceptions of the wall sign along Darby Street and the ground sign, which received site plan waivers. He said that the applicant has proposed to relocate the approved ground sign because of concerns that the previous location and its proximity to an existing tree and the possible damage that might happen to the tree during installation. He said the ground sign is proposed to be installed north of the patio entrance instead of to the south.

Mr. Lee said that Planning has reviewed this application with regards to the criteria, and recommends approval of the Minor Project as submitted.

Motion and Vote
Mr. Rinaldi made a motion, seconded by Robert Schisler, to approve this application for sign modifications because this proposal meets the provisions of the Zoning Code and the *Historic Dublin Design Guidelines.*

The vote was as follows: Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

5. BSC Historic Core District – Jeni's Ice Cream – Signs **1 West Bridge Street**
13-029ARB-MPR **Minor Project Review – Sign Modifications**

Jennifer Rauch presented this request for review and approval of sign modifications for the site located on the southwest corner of the intersection of South High Street and Bridge Street. She said two tenant panels for the site were approved under the previous Town Center I Sign Plan. She explained that now that they are in the Bridge Street Corridor, the opportunity is provided for modified sign graphics with a little more variety. Ms. Rauch said that the applicant is proposing to install on the Bridge Street elevation a six-square foot round projecting sign with the company name mounted on a decorative bracket with a yellow background, orange, and white copy. Ms. Rauch said that on the South High Street elevation, an eight-square-foot wall sign with channel letters in the same orange color tone as the Jeni's branding is proposed. She said that no lighting is proposed for the wall sign, however the projecting sign has lights attached to its frame that extend a few inches to provide lighting to that. She said that the applicant is permitted the combination of two different sign types located on the two different elevations. Ms. Rauch said that as proposed, that both signs meet the height requirements. She said that Planning is recommending approval of this application with the condition that when the existing tenant panel wall signs are removed, that they be refinished and repainted to ensure that it looks nice before the installation of the new signs. She said that the Administrative Review Team also reviewed this proposal and recommended approval of this application with the condition.

Bob Dyas asked what Planning thought about the Dr. Karpac sign right above this sign.

Ms. Rauch said that sign was also approved as part of the Town Center I Sign Plan before the Bridge Street regulations took effect.

Robert Schisler said he did not realize that the adoption of the new Bridge Street Code would supersede the requirements of the original structure because those signs were specifically located.

Ms. Rauch said that there would be a transition period between what was originally approved and what was permitted and currently what is now permissible under the Bridge Street Code. She said Planning

discussed with the applicant that this approval was for this particular tenant and that there were multiple tenants in the building, but they could do a sign plan also for the remaining tenants in that building, if interested. She said that at this point they were not interested in doing that. She explained that the second-story tenants now have different sign requirements than they did originally.

Mr. Dyas asked how far was this projecting sign was from Dr. Karpac's sign.

Bruce Sommerfelt, SignCom, Inc., (527 West Bridge Street), on behalf of the applicant, said that he thought from the bottom of the Karpac sign to the top of Jeni's sign was about 19 inches, and the Jeni's circular sign dropped below that and lined up linearly with the fascia letters that are on the other elevation.

Mr. Dyas asked if the bracket was on the fascia trim or above it, and would the sign be in line with it.

Mr. Sommerfelt said that was correct, and the bracket was designed to match the Karpac sign.

Mr. Dyas asked if the orange-colored portion of the sign was supposed to be a circle.

Mr. Sommerfelt said it was their logo which was kind of a circle.

Motion and Vote
Robert Schisler moved, seconded by Bob Dyas, to approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with one condition:

1) The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

Ms. Rauch said that Mr. Sommerfelt, on behalf of the applicant, had previously agreed to the condition.

The vote was as follows: Mr. Rinaldi, yes; Mr. Dyas, yes; and Mr. Schisler, yes. (Approved 3 – 0.)

6. BSC Historic Core District – Winan's of Dublin **52 S. High Street**
13-030ARB-MPR **Minor Project Review – Site Modifications**

Jennifer Rauch presented this request for review and approval of proposed site modifications for an existing multi-tenant building located south of the intersection with Spring Hill, on the east side of South High Street. She indicated on the site plan the location of an existing small landscaped bed which will be removed to install brick pavers to create an informal seating area with two chairs at each of the three small tables. She said Planning had worked with Engineering to ensure an appropriate sidewalk clearance will be maintained and that the brick pavers will match the specifications of the existing brick, so if the area is not used as a patio in the future it would be a continuation of the sidewalk. She said the existing landscape material was not required by Code, so there are no landscape or lot coverage issues with its removal. She said that the landscaped area for the other tenants will not be removed. Ms. Rauch said that Planning recommends approval with the conditions that the applicant work with Planning to appropriately locate a trash receptacle for easy maintenance either outside or inside the door for patrons to use and that the brick detail provided for the proposed area be subject to approval by Engineering.

Mr. Dyas asked about the bench shown on the corner.

Ms. Rauch said that the City owns and maintains the existing bench which will remain on the corner.

Mr. Schisler asked if the seating would remain on the patio all the time, or would it be brought inside after hours.

Anthony Zender, (82 South High Street, Dublin, Ohio) said it would be left outside in the spring and summer. He said if they observed it 'creeping', they would bring it inside overnight.

Ms. Rauch said that the Bridge Street Code requires that the patio furniture be maintained in their site, but that when the weather was inclement, the furniture had to be brought inside for maintenance purposes.

David Rinaldi asked if the pattern of the proposed brick would match the existing brick pattern.

Ms. Rauch explained that during the Building Permit process, there will be an inspection to ensure that the brick patterns match and everything is in compliance with the requirements.

Motion and Vote
David Rinaldi moved, seconded by Bob Dyas, to approve this application for site modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with two conditions:

1) The applicant work with Planning to provide an appropriately located a trash receptacle.
2) The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

Mr. Schisler requested Planning look into the electronic materials put into DropBox as there appear to be pages missing for St. John's Lutheran Church. Ms. Rauch offered to look at what he received and to figure out what had happened.

Mr. Schisler adjourned the meeting at 7:19 p.m.