

Mr. Gunderman presented the request for a Master Sign Plan, which was recommended for approval to the Planning and Zoning Commission. He said the Master Sign Plan allows for the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall. He described the proposed sign, which included lettering installed on the awning above the entrance.

Mr. Langworthy said this type of sign has been approved by the Commission before, with a nice outcome. He said this might prompt a change in the Code, since this type of sign is likely to be requested by others. Mr. Langworthy asked if there were any issues with this proposed Master Sign Plan. [There were none.] He confirmed the ART's recommendation of approval of the Master Sign Plan.

Mr. Gunderman presented the ART's recommendations for the Preliminary and Final Plans with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

Mr. Langworthy confirmed that the ART members had no further comments on this application. He stated this application will be forwarded to the Planning and Zoning Commission with recommendations of approval.

Mr. Langworthy thanked the applicant for their cooperation and stated this request would be forwarded to the Planning and Zoning Commission for determination next Thursday, June 19.

**2. BSC Historic Core District – Architectural and Sign Modification 113 South High Street
14-043ARB-MPR Minor Project Review**

Jennifer Rauch said this is a request for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch said the ART reviewed this application in May and the applicant has provided revised materials. She said, originally, the proposed color for the main structure was dark blue with lighter trim and a gray roof that the ART determined needed modification to better fit the era from which the structure was built. She said the applicant is now proposing Sherwin Williams "Porcelain" color for the main body of the house; Restoration Hardware "Flint Gray" for the shutters and trim; and the doors Benjamin Moore "Van Buren Brown" that is a dark brown shade.

Ms. Rauch said the 8-square-foot sign consists of a single, 1-inch thick wooden panel with two individual sign panels for each tenant. She said the proposed sign background color has been revised to better blend with the structure using the same color as the main structure ("Porcelain"). She said each tenant will include a routed rectangle with carved text and a secondary image. She explained that two different text colors will be used: "Van Buren Brown" for the left panel and "Commodore Blue" for the right panel. She explained the sign will be hung in same space as the previous tenant's sign, which is under the existing porch roof fronting South High Street, flush with the face of the porch. She stated that all of the requirements have been addressed and met and recommends ART approval with no conditions.

Steve Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with no conditions.



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 15, 2014

The Administrative Review Team made the following determination at this meeting:

2. BSC Historic Core District – Architectural and Sign Modifications

**113 South High Street
Minor Project Review**

14-043ARB-MPR

Proposal: Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

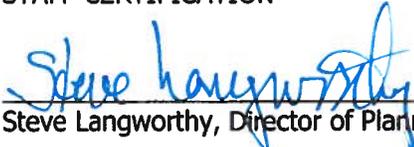
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with three conditions:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square-foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and
- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy, Director of Planning

Mr. Sharp confirmed that the light fixtures would not be visible. Mr. Brooks showed a sample of the light fixture diffuser material and explained that the intent is to use ½ inch thick material in addition to a double layer of milky white carbonate that is not transparent. He said they can put in a diffuser to reduce light output and they have reduced the number of lamps from four to three per cabinet.

Ms. Ray asked that the light be downward-oriented, as much as possible.

Mr. Langworthy thanked applicant and stated that a determination would be postponed until they have prepared a revised design.

2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

113 South High Street
Minor Project Review

Jennifer Rauch said this is a request for modifications to building trim and roof colors and the installation of a new eight-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced at last week's ART meeting. She explained that there are two parts to this application: 1) paint colors, and 2) a sign. She said after reviewing the guidelines, it was suggested that the proposed color scheme should be modified and potentially reversed.

Larra Thomas questioned the color schemes typical of the era during which the building was constructed.

Jeff Tyler asked if Ms. Thomas had read far enough through the text where it states that the lighter colors would typically be used on the body of the structure and darker colors would be used for trim. Ms. Rauch read the text out loud to the group. She said that Mr. Tyler had researched the historic guidelines and they were similar.

Ms. Thomas asked if the ART could propose colors that she could show her clients for their consideration. Ms. Thomas said the blue they selected was from the Sherman Williams history collection, which she thought was appropriate for a Craftsman-style home.

Mr. Tyler said a Victorian theme was more appropriate, and the blue was more Craftsman-style.

Ms. Thomas said the applicant had selected a dark gray for the roof and asked if it was appropriate, and Mr. Tyler agreed that the proposed roof color was appropriate.

Mr. Tyler suggested that the applicant select a darker color than white for the body of the structure, but not this dark of a shade of blue. He said reds were appropriate for trim, but with a lighter color for the body for this style of home.

Ms. Rauch read the proposed conditions for a recommendation of approval to the Architectural Review Board:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and

- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

Ms. Rauch suggested options for next steps.

Ms. Thomas inquired about the proposed sign colors and asked if the blue could be used for the right side and the reddish brown used for the left side. She also asked if a rich brown color would be appropriate for the shutters.

Ms. Rauch said the colors all need to coordinate. She said they met the Code requirements for the location of the sign but requested a revised detailed design for the sign showing all dimensions.

Ms. Rauch asked if the ART could recommend this application to the ARB with conditions or if this should be resolved next week.

Steve Langworthy said the applicant needs to determine their proposed color scheme before the ART could make a recommendation to the ARB. Mr. Tyler said he did not want to decide the colors for the clients and suggested Ms. Thomas discuss the options with her clients to see what they would prefer.

Ms. Rauch said this application could be postponed and reviewed by the ARB at their next meeting in June. Ms. Thomas said her clients want a sign as soon as possible and they are unavailable currently. She said she was not comfortable with making a selection without consulting with her clients first. She requested a time extension for this application.

CASE REVIEWS

3. Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District 14-039ADMC Zoning Code Amendment

Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Ray said Dan Phillabaum is in the process of creating the draft Neighborhood District graphic for this district, consistent with the other neighborhood district graphics. She said at this stage, the Zoning Code amendment and Zoning Map amendment are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.

Barb Cox reported she had read through the Code and had some questions like how the lots and blocks would be measured.

Ms. Ray explained that one of the associated Code amendments is a modification to the Lots and Blocks section clarifying that alleys cannot be used to measure block size, although private streets that are designed to look like public streets could be, given the special circumstances expected for the Neighborhood District. She added that a specific requirement of a minimum of 12 feet of clear sidewalk area will be added to the Code to ensure adequate space for pedestrian activity.

Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.]



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 8, 2014

ART Members and Designees: Steve Langworthy, Director of Planning; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; and Jeff Tyler, Building Standards Director.

Other Staff: Claudia Husak, Planner II; Jennifer Rauch, Senior Planner; Katie Ashbaugh, Planning Assistant; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Mark Farnham, LPL Financial (Case 1); Teri Umbarger, BHDP Architects; Robin Faires, Project Manager; and Dr. Bill Burke, Dean of the OUHCOM (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 1, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

1. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

**113 South High Street
Minor Project Review**

Jennifer Rauch said this is a request for modifications to paint the body, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Mark Farnham and Kelley Burke have acquired this space and requested two signs that reflect their respective businesses to be placed in the same spot of the existing sign. She said she recommended the sign use one panel as an alternative to the proposed two panels. She said a single panel can still show both businesses within their respective borders at the same location and 8 square-feet in size. She said the copy "Redwood Financial, Kelly D Burke" is in red lettering and with a red border while "LPL Financial, Mark Farnham" is in blue. She explained that more detail will be needed before going to the Architectural Review Board later this month.

Ms. Rauch said the applicant proposed to paint the main body of the existing structure dark blue, the trim in white, and the doors and shutters tan. She said they propose to paint the roof gray. She stated the house is on the National Historic Registry and the *Historic Dublin Design Guidelines* state homes built in that era would be painted with a light color background with dark colored shutters and doors. She said the blue and white combination could be used but needed to be reversed with the body light in color and the trim, doors, and shutters in a darker color.

Steve Langworthy asked the applicant if he had any comments.

Mark Farnham, LPL Financial, said when they acquired the house, it was beat up and they have been fixing up the interior and are now ready to make improvements to the exterior. He said the siding is made of Asbestos so they only plan to paint. He explained the colors were chosen out of a historical color book. He said both he and Ms. Burke have had experience working in paint stores and their goal is to make this structure look nicer.

Mr. Langworthy inquired about the sign. Mr. Farnham said he agreed to the one solid sign comprised of 3 colors that are permitted by Code. He said the tree in Ms. Burke's sign will be changed to red. He said they proposed a historic white color but will match the body color if required to change to a lighter color.

Fred Hahn inquired about the paint color restrictions for the house. Ms. Rauch said for structures from this era, blue and gray is not encouraged in the *Guidelines*.

Ray Harpham asked if the ART could recommend approval of the original color scheme for the Architectural Review Board. Mr. Farnham asked how he would proceed if the ARB did not approve of this exception. He said dark colors can be found everywhere in that area.

Jeff Tyler said the ARB's decision would be based on the *Guidelines* but based on other experiences they might be inclined to approve this color scheme. Ms. Rauch said information would be provided the ARB regarding the topic. Mr. Harpham said, hearing that, he was supportive of the proposed colors.

Mr. Farnham stated that when they chose to sell their home in German Village it was painted in this historic color scheme and the home sold in two days.

Mr. Farnham said they intend to paint and trim the building behind the main structure with the same colors.

Mr. Tyler suggested that Mr. Farnham have an alternative color scheme in mind in case the ARB did not approve and Mr. Farnham said he would.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He suggested that the ART consider sticking closer to the *Guidelines* and not depart too easily from the Code. He encouraged everyone to review the style of house as it relates to the colors. He concluded that a determination would be anticipated for next week's ART meeting.

**2. ~~Ohio University Heritage College of Osteopathic Medicine – Signs~~
~~14-025WID-DP/SP~~ ~~6775 and 6785 Bobcat Way~~
~~West Innovation District-Development Plan/Site Plan~~**

~~Claudia Husak said this is a request for two wall signs to exceed the permitted size and height for existing buildings for a college campus at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation regarding a Development Plan/Site Plan in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).~~

**2. BSC Historic Core District – Trovare Home Sign
12-085ARB-MPR**

**113 South High Street
Minor Project Review**

Chair Robert Schisler swore in those intending to speak in regards to this case including the applicant Leonard Kelly, 663 Chestershire Road, Columbus, Ohio, and City representatives.

Jonathan Lee presented this request for a Minor Project Review for the installation of a 9-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. Mr. Lee explained that this single tenant in a single-story retail building was permitted a combination of two different types of building-mounted signs. He presented a photograph showing the proposed location of the proposed rectangular 1.5-inch thick wood wall sign which would be located in the same location as the previous sign mounted underneath the porch overhang on brackets. He said it would be placed approximately 7 feet from grade to the top of the sign. Mr. Lee presented an image of the proposed rectangular sign with the same overall design, with six-inch rounded corners and routed trim, one-inch from the edge. He said the sign letters in two font styles will be routed out as shown on the bottom image. He said the background of the sign will be painted dark green and the routed letters and trim will be painted gold. Mr. Lee said the proposed wall sign exceeds the maximum permitted size of 8-square feet, but the applicant has agreed to modify the dimensions to meet Code, therefore it was one of the conditions for approval. He said the Administrative Review Team reviewed this application and determined that it meets all applicable minor project review criteria and all applicable criteria with conditions and recommends approval to the Architectural Review Board with the following conditions:

- 1) The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design; and
- 2) The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 square feet.

Tom Currie asked if the sign text would be 'The Old American Cabinet Company' or 'Old American Cabinet', and if the letter size would be as shown on the top image. Mr. Kelly said the sign text would be 'The Old American Cabinet Co.' and the letters would be the size shown on the top image and the font would be as shown on the bottom image.

Mr. Currie noted that the sign looked too long. Mr. Leonard said the 6-foot by 14-inch sign would have 5-inch letters spaced 1.25-inches apart.

Mr. Schisler noted the height of the original sign proposed was being reduced by 4-inches.

Mr. Currie asked if cabinets would be built at this site. Mr. Kelly said furniture, bookcases, and wine racks would be built at his shop in the Westgate area of Columbus and sold at the Dublin store.

Mr. Schisler noted the proposed sign was not clear in the application submitted. Mr. Lee presented a rough rendered version of the proposed sign prepared by staff, using the details provided by the applicant. He clarified that it was not what the applicant had submitted with the application.

Mr. Schisler asked if the sign at 8-square feet would be shallower or smaller. Mr. Kelly said the sign would be shallower, but the same size, lengthwise. Mr. Schisler said the font would need to be adjusted.

Mr. Souder asked what kind of wood would be used to keep the sign from warping. Mr. Kelly said poplar would be sprayed with polyurethane to protect it from weather for four or five years.

Motion and Vote

Robert Dyas moved to approve this Minor Project Review with two conditions:

- 1) The applicant revises the sign detail to incorporate the proposed font into the proposed rectangular sign design; and
- 2) The applicant modifies the sign dimensions on the submitted sign permit to meet the maximum size restriction of 8 square feet.

Tom Currie seconded the motion.

The vote was as follows: Ms. Bailey, yes; Mr. Schisler, yes; Mr. Souder, yes; Mr. Currie, yes; and Mr. Dyas, yes. (Approved 5 – 0)

Mr. Schisler adjourned the meeting at 6:44 p.m.

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

DECEMBER 6, 2012

The Administrative Review Team made the following determination at this meeting:

**2. BSC Historic Core District – Trovare Home Sign
12-085ARB-MPR**

**113 South High Street
Minor Project Review**

Proposal: Install a 7-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District.

Request: This Minor Project Review application is proposed in accordance with Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Joe Emsweller, property owner; represented by Diane Bolone, Trovare Home

Planning Contact: Rachel S. Ray, AICP, Planner II and Jonathan Lee, Planning Assistant

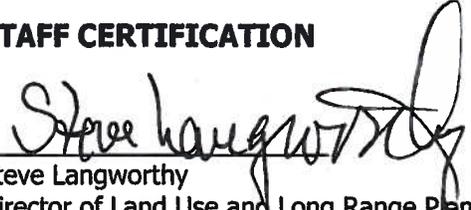
Contact Information: (614) 410-4600; rray@dublin.oh.us and jlee@dublin.oh.us

DETERMINATION: To recommend approval to the Architectural Review Board of this application for Minor Project Review with two conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

DECEMBER 6, 2012

1. 12-085ARB-MPR – BSC Historic Core District – Trovare Home Sign – 113 South High Street

Jonathan Lee said this is a request to install a seven-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*. He said the proposed sign will occupy the same location as the existing sign and will utilize the existing brackets. He said the sign will consist of black wood with gold lettering. Mr. Lee said the approval is recommended with the following two conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review.

Mr. Lee asked the applicant and ART members if they had any questions or concerns regarding the recommended conditions.

Steve Langworthy said he is not certain how the lettering will work, which is why it was made a condition.

Jeff Tyler asked what the requirements will be for a sign permit.

Rachel Ray said the application will be required to provide all of the sign details and scaled plans.

Diane Bolone, Trovare Home, said she would like to propose changing the sign color from black to a dark green.

Ms. Ray said if the ART members agreed with the change, a condition could be added.

Mr. Langworthy confirmed that Ms. Bolone agreed to the three conditions. He confirmed that the Administrative Review Team members had no further comments on this application and stated that this request for Minor Project Review had been approved with three conditions:

- 1) That the applicant submits a scaled sign elevation drawing demonstrating the proposed font and edge treatment of the proposed sign prior to the Architectural Review Board review; and
- 2) That the applicant submits paint samples or a colored sign elevation showing the proposed sign colors prior to the Architectural Review Board review; and
- 3) That the applicant changes the original proposed sign color from black to dark green.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 29, 2012

Attendees:

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Colleen Gilger, Economic Development Manager; Laura Ball, Landscape Architect; Fred Hahn, Director of Parks and Open Space; Jonathan Lee, Planning Assistant; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Steve Langworthy called the meeting to order.

Introductions

12-085ARB-MPR – BSC Historic Core District – Trovare Home Sign – 113 South High Street

Jonathan Lee said this is a request to install a seven-square-foot wall sign for a new furniture store located on the west side of South High Street approximately 60 feet south of the intersection with Pinney Hill Lane in the BSC Historic Core District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*. He said the proposed sign will occupy the same location as the existing sign. He said the sign will consist of black wood with gold lettering; the font needs clarification because two fonts were submitted. He said a portion of the existing building is currently located within the right-of-way.

Steve Langworthy said a colored rendering of the sign with the correct font and elevations will need to be submitted.

Rachel Ray asked the Administrative Review Team (ART) members to send any comments or recommendations to be incorporated into the ART report to Jonathan Lee next week. She said the ART recommendation date for this case is December 6 and Architectural Review Board determination is scheduled for December 19.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 23, 2009

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

- | | | |
|----|--|---|
| 1. | Thalia and Dahlia 09-074ARB | 113 South High Street Sign Modifications |
|----|--|---|

Proposal: A hanging sign for a new business at 113 South High Street. The 0.25-acre site is located on the west side of South High Street, south of the intersection of Pinney Hill in the Historic District.

Request: Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Michael Smith and Christopher Krupa, Thalia & Dahlia, LLC.

Planning Contact: Adam Anderson, Planning Assistant

Contact Information: (614) 410-4600, aanderson@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Tom Currie, to approve this sign application with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review and approval; and
- 2) That a sign permit be obtained prior to installation.

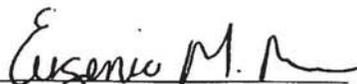
VOTE: 4 – 0.

RESULT: This application was approved.

RECORDED VOTES:

| | |
|-------------------|--------|
| William Souders | Yes |
| Tom Currie | Yes |
| Robert Schisler | Yes |
| Carl Karrer | Yes |
| Denise Franz King | Absent |

STAFF CERTIFICATION


 Eugenia M Martin, ASLA
 Landscape Architect

Mr. Souders asked about the sign discussion at the last meeting. Ms. Martin explained that since Mr. Souders was absent from that meeting, it was decided to hold off the presentation until he returned since it was something he had requested. She said at the end of this meeting, Steve Langworthy would give a presentation to continue the conversations of signs within the District.

Mr. Souders briefly explained the rules and procedures of the Architectural Review Board. He swore in anyone who wished to address the Board including the applicants and the City representatives.

1. **Thalia and Dahlia
09-074ARB**

**113 South High Street
Sign Modifications**

Adam Anderson presented this request for review and approval of a sign for a new business. He said the 5.2-acre site is located on the west side of South High Street, south of Pinney Hill Lane. He said to the north is the State Bank at 75 South High Street and the tenant to the south is a commercial use at 119 South High Street. Mr. Anderson said single-family residences are located to the rear of the property along Franklin Street. He presented an birds' eye perspective of the site. He said the main structure, listed on the National Register of Historical Places, was constructed in 1890 as a residence by Samuel Paulus, a Dublin brick maker. He said to the rear of the structure is a one-car detached garage and gravel parking lot for patrons with access onto Mill Lane. Mr. Anderson said the site was relatively flat and contained significant trees in front of and behind the structure. He presented a photograph of the current façade of the front of the site.

Mr. Anderson said the applicant is proposing a 5.96-square-foot hanging wooden sign. He said previously, a 5.83-square-foot sign was located on this site in the same location. He said the sign would be hung with the S-hooks used with the previous sign at 5-foot, 5-inches from grade, which is acceptable for hanging signs.

Mr. Anderson said the Guidelines list appropriate font styles for the Historic District and the proposed font for the words Thalia and Dahlia is Times New Roman, which is similar to the Baskerville Old Face in the Guidelines. He said for the ampersand, the applicant proposes to use a Castellar font, which is similar to Chisel in the Guidelines. Mr. Anderson said the proposed fonts are a part of the applicant's branding, and Planning finds the fonts appropriate. Mr. Anderson said currently, there is no illumination proposed by the applicant.

Mr. Anderson said the Guidelines recommend that wood signs be painted in the color reminiscent of Early America; with no more than three colors and that all colors must have a flat or matte finish. He said the proposed plan shows two colors, white which is MS187, the color Wick from the Martha Stewart Collection, and dark green, La Fonda Territory Green 5004-2C from the National Trust for Historic Preservation Collection by Valspar. Mr. Anderson said the proposed colors are consistent with Historical Dublin Design Guidelines and are proposed to be a matte finish.

Mr. Anderson said that the proposed sign meets the permitted area as identified in the Guidelines and is historically accurate to the building and the District. He said the sign is pedestrian in scale, easily readable, and effectively communicates the business. He said it was Planning's opinion that the intent of the Historic Dublin Design Guidelines has been met by the proposed application and recommends approval of the request with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 2) That a sign permit be obtained prior to installation.

Mr. Souders asked for the actual color samples, not the copy provided in the packets. Mr. Anderson explained that the Board members had a copy of the green color in the packet with the attachments. He said he was not able to procure samples of the white color, but would be happy to provide them later.

Mr. Currie said regarding clearly communicating the business, from the name of the business, he did not have a problem, except it did not help to know that he should go there to find a gift or donut.

Christopher Krupa, a co-applicant explained that they chose not to put a gift shop or floral shop underneath the name because with the height restrictions, their name would shrink considerably. He said they wanted to expose as much of the name as possible, and that they are a high-end store, so they believe in branding. He said that most of their clients are pre-established because they used to have a store in Old Worthington. He said they were hoping that as you walk or drive past their store, just the atmosphere alone they have provided is going to bring you into it. He said usually, their door is open and their windows are trimmed and that in itself is enough to entice you to want to come inside.

Robert Schisler noted that three versions of the proposed signs were included in the packets and on the photograph there was a different spacing than what was actually projecting there.

Mr. Anderson said that Planning wanted to give the Board a more accurate understanding of what the colors would be. He said the proposed sign that was in the packet was the one that was the most accurate measurements.

Mr. Schisler said it was unfortunate, if that was all correct, that they could not have larger letters because the letters were somewhat small and they were set back. Mr. Krupa said they were just following the Guidelines.

Motion and Vote

Robert Schisler made a motion, seconded by Tom Currie, to approve this sign application with two conditions:

- 1) That any proposal for future lighting be brought back to the Architectural Review Board for review and approval; and
- 2) That a sign permit be obtained prior to installation.

Mr. Krupa agreed to the conditions.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Schisler, yes; and Mr. Karrer, yes. (Approved 4 – 0.)



CITY OF DUBLIN.

Land Use and
Long Range Planning
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**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

APRIL 19, 2006

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

2. **Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage**
Location: 0.25-acre lot located 60 feet south of the intersection of Pinney Hill Lane and South High Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a 5.83-square-foot sign.
Proposed Use: Floral shop.
Applicant: Joe Emsweller, 5520 Ellinger Street, Columbus, Ohio 43235; represented by Lora M. Snell, 335 Larkspur Drive, Galloway, Ohio 43119.
Staff Contact: David T. Schwartz, Planning Intern, or Joanne Ochal, Planner.
Contact Information: (614) 410-4600 ext. 4328/Email: dschwartz@dublin.oh.us, or (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by William Souders, to approve this sign application because it meets Code and the intent of the *Historic Dublin Guidelines*, with three conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER
APRIL 19, 2006**

2. **Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage (Continued)**
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

* Lisa Meyers, representing the applicant who was present, agreed to the conditions.

VOTE: 4-0.

RESULT: The application was approved.

RECORDED VOTES:

| | |
|-----------------|--------|
| Thomas Holton | Yes |
| Kevin Bales | Absent |
| Clayton Bryan | Yes |
| William Souders | Yes |
| Linda Kick | Yes |

STAFF CERTIFICATION



Gary P. Gunderman
Assistant Planning Director

Mr. Jones asked why did Dublin Town Center I have different signage rules than the rest of Historic Dublin.

Ms. Ochal said this was a planned district which is governed by a text for the development standards.

Mr. Gunderman said the Town Center I text was slightly stricter than the Code.

Mr. Holton suggested that Mr. Jones meet with staff to discuss his options.

2. Architectural Review Board – 06-062ARB – 113 South High Street – Elegant Touch Events, Inc. – Signage

David Schwartz presented this case and slides. Mr. Schwartz said the proposed 5.83-square-foot sign in Rookwood Historic Dark Green (Forest Green) with white lettering will hang approximately five feet from the grade.

Mr. Schwartz said this proposal meets Code and the intent of the *Historic Dublin Guidelines*, uses appropriate historic materials, colors, and font styles, and is oriented parallel to the sidewalk and street, appropriate to the intended pedestrian scale of the Historic District. He said staff recommends approval of this application with the three conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Lisa Meyers identified herself as the applicant.

Chair Tom Holton inquired about the font proposed being similar to an approved font.

Mr. Schwartz said there was no reason why other approved fonts could be used. However, he said precedent is set in that many other staff reports have recommended approval of signs with fonts that are very similar to approved font styles. He said the font style proposed is very close, if not identical to one of the approved fonts. He said when the *Guidelines* were written, some of the fonts, such as the *Lilith* font may not have existed.

William Souders was concerned how the 70-inch long painted redwood sign would look and asked if a sign company would design it.

Ms. Meyers said the sign was to be designed by Rocky Mountain Woodcrafts.

Mr. Holton asked how the sign will be mounted.

Mr. Schwartz said S-hooks would be used to hang the sign.

Mr. Schwartz asked Mr. Souders for a recommendation of a primer to preserve the sign.

Mr. Souders suggested a high-density urethane material might be used.

Joanne Ochal said the Board recently approved the high-density urethane material (HDU) in the District.

Motion: Chair Tom Holton made the motion to approve this sign application because it meets Code and the intent of the *Historic Dublin Guidelines* with three conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That any proposal for future lighting be brought back to the Architectural Review Board for review; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Ms. Meyers accepted the above conditions.

Vote: Mr. Souders seconded Chair Holton's motion to approve, and the vote was as follows: Mr. Holton, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 4-0.)

3. Architectural Review Board – 06-032ARB – 109 South Riverview Street – Garage Addition

Joanne Ochal presented this case. She said this is a request for review and approval of the construction of a 285-square-foot mudroom, a 750-square-foot expansion to the existing 973-square-foot garage, and exterior site improvements.

Ms. Ochal said the existing home was built by John Sells in 1827, and is listed on the National Registry of Historic Places. She said a one-story frame building and garage was added in 1987 and a brick walkway and flowerbeds exist between the house and the garage. Ms. Ochal said originally, a greenhouse existed behind the garage and the footings still exists.

Ms. Ochal said the applicant is proposing to expand the existing footprint of the garage by 243-square feet by using the greenhouse footings and add a second story which contains 750 square feet. She said currently, the garage sits 12.6 behind the right-of-way and Code requires with this zoning district, a 30-foot setback. She said the applicant is requesting a variance for that setback through the Board of Zoning Appeals.

Ms. Ochal said with this expansion, the applicant is proposing to add a third car garage and extending the driveway along the western border and currently, the driveway does not meet Code. She said the applicant is working with staff on the driveway layout to meet Code.

Ms. Ochal said a 285-square-foot mudroom is being added to provide connectivity between the main building and the garage.

Ms. Ochal said the applicant is working with staff to change the existing and proposed garage doors to resemble more of a barn door. She said the plans indicate windows are two over two, and staff recommends one over one along with the historian. She said the applicant is proposing to use OG gutters and downspouts to match the original structure painted Navaho White. She said the applicant is proposing to add a galvanized standing seam roof on the new construction and the existing one story. Ms. Ochal said galvanized steel outdoor wall lanterns are being proposed above all the windows and doors of the new addition. She said shutters are proposed on all windows on the new addition and closed shutters to break up