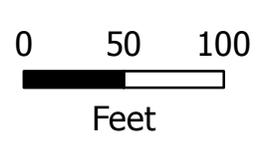


14-090ARB-MPR
 Minor Project Review
 Clover Boutique
 48-52 South High Street



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 18, 2014

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

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Proposal: A request for architectural modifications to a building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill.

Request: Review and recommendation of approval for a Minor Project Review under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Robert Deuberry, owner

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

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

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

- 1) That the applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering the entire façade.

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

STAFF CERTIFICATION

Gary P. Gunderman, Planning Manager



ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

SEPTEMBER 18, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; Laura Ball, Landscape Architect; Dave Marshall, Review Services Analyst; and Rodney Barnes, Police Sergeant.

Other Staff: Claudia Husak, Planner II; Joanne Shelly, Urban Designer, Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Heidi Bolyard, Simplified Living Architecture and Design (Case 2); and Nelson Yoder and Russ Hunter, Crawford Hoying Development Partners; Teri Umbarger, BHDP Architects; and Miguel Gonzalez, Moody Nolan (Cases 4 & 5).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 11, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. **BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Andrew Crozier said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. He said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier said the colors proposed for the building and trim are appropriate according to the *Guidelines* and the time in which this building was built. He said the applicant is proposing to replace the existing awnings and locate additional awnings over the remaining storefront. He explained that the awnings over the windows will be recessed and the others will project over the doorways to alleviate the appearance of one continuous awning, which is not permitted by the *Guidelines*.

He said ART recommends approval with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering the entire façade.

Mr. Gunderman confirmed the ART's recommendation of approval of this application for Minor Project Review with one condition to be forwarded to the Architectural Review Board.



ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

SEPTEMBER 11, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Gerry Bird, OHM Advisors (Case 1); Heidi Bolyard, Simplified Living Architecture and Design (Case 2); Rich Irelan and Tom Irelan, Dublin Building Systems (Case 4); Nelson Yoder, Principal, Crawford Hoying Development Partners, and Teri Umbarger, BHDP Architects (Cases 5 & 6); and Julie Leff (Case 7).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 4, 2014, meeting minutes. The minutes were accepted into the record as presented.

7. BSC Historic Core 14-090ARB-MPR

48-52 S. High Street Minor Project Review

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced last week and found no concern with the paint colors proposed but stated the ART members had concerns about the use of one continuous awning, which is undesirable in the *Historic Dublin Design Guidelines*. She reported she has since had a conversation with the applicant and explained that one section of the awning will protrude while the other sections are recessed. She believed that this will make the awning appear somewhat separated, while adding another awning over the other doors. She said the applicant proposed standing seam awnings but is willing to do canvas awnings to match the existing.

Julie Leff showed the modified paint colors selected for the trim and the body of the building.

Ms. Rauch said the conditions will be discussed and an ART determination is scheduled for next week's meeting.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed that a recommendation on this request was scheduled for September 18, 2014.



ADMINISTRATIVE REVIEW TEAM

Land Use and Long Range Planning

MEETING MINUTES

SEPTEMBER 4, 2014

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development Administrator; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Laura Schweitzer, Sign Vision Co. (Case 3); and Tim Tucker, Halloween Express (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 28, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

INTRODUCTION

1. BSC Historic Core 14-090ARB-MPR

48-52 S. High Street Minor Project Review

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a slide that showed the existing building that houses five tenants. She pointed out that the roof had recently been replaced with a new standing seam metal roof. She said the applicant would now like to repaint the building and change the awnings. She stated that the applicant is proposing the following paint colors: Benjamin Moore "White Dove" for the body and the trim for all upper windows; Benjamin Moore "Revere Pewter" for the trim detail around the doors and windows on street level; and Valspar "Vintage Frame" for the exterior doors at street level. She said the applicant would like to replace the green canvas awnings with a dark bronze standing seam metal awning to be consistent with the dark bronze color of the doors.

Steve Langworthy inquired if the *Historic Dublin Design Guidelines* permitted standing seam metal awnings.

Ms. Rauch said the *Guidelines* allowed for canvas awnings, and for a building built in the mid-1800s, the awning should not be continuous across the entire storefront. She said she would need to confirm if the metal awnings would be appropriate. She reported that one long canvas awning was already in place.

Ms. Rauch confirmed that white was the original paint color of the body of this building so using another light color seemed appropriate. She said she did not have any issues with the colors selected, but had concerns with the materials proposed, as they seemed out of character.

Rachel Ray asked if there were right-of-way encroachment issues with the awning.

Barb Cox said Engineering had less concern with an awning projecting over the right-of-way than something encroaching at ground level. She noted that a process for dealing with such right-of-way encroachments was needed.

Mr. Langworthy asked if contrasting trim was required.

Ms. Rauch said the *Guidelines* did not require the trim color to contrast with the body color.

Gary Gunderman asked if this proposal was being reviewed by one of the City's architectural consultants. Ms. Rauch said a consultant's services could be engaged.

Jeff Tyler said he thought the awnings continuing all the way across the entire storefront did not seem appropriate.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a recommendation on this request was scheduled for September 18, 2014.



City of Dublin

6665 Coffman Road
Dublin, Ohio 43017

MINUTES OF MEETING
DUBLIN ARCHITECTURAL REVIEW BOARD
AUGUST 26, 1987

TABLED CASES

1. **Application ARB 87-019 Dublin Carpet**
The applicant did not appear

2. **Application ARB87-020 52 S. High Street**

This case involved a request for signage that was approved and also a request for a proposed canopy installation at 52 S. High St. for Harrison Lupidi Photographers. Mr. Darragh summarized the Staff Report. Photos of canopies were shown, and the applicants intentions made known. Discussion followed. A motion was made to approve the application. Vote was called for and motion carried.

OTHER CASES

1. **Application ARB 87-021 - 75 S. High Street**

This application was for review of landscaping and signage for 75 S. High St. In addition to landscaping and signage, there is also a proposal for alterations proposed. The plans were distributed. Mr. Murphy and the architect, Mr. Rauh were present to answer questions. Mr. Darragh summarized his report. Discussion on parking, drainage, landscaping, landscaping screens and signage were discussed. Photographs of the rear of the building were shared.

A motion was made to approve the building elevation and table the parking. Vote was called for and motion carried.

2. **Application ARB87-022 - 75 S. High Street**

This application was for the signage of the above building. After some discussion of the proposed signage, a motion was made to table this application. Vote was called for and motion carried.

3. **Application - 53 N. High Street**

This application was for a proposal to change existing signage. After discussion, a motion was made to approve the change. A vote was taken, and motion carried.

INFORMAL

1. **Review of proposed alterations for 72 & 84 North High Street**

Mr. Jack Eggspuehler made his presentation on these proposed alterations for these existing buildings. He discussed the rear of the building, a stone wall and patio. He stated that they are seeking approval to put in the patio area with the idea that he would have to go to the Board of Zoning Appeals to obtain approval of being able to put tables and chairs out there. He stated that there would be a lot of flowers with a parklike atmosphere. Discussion followed and the Board gave suggestions and opinions.



6665 Coffman Road
Dublin, Ohio 43017

MINUTES OF MEETING
DUBLIN ARCHITECTURAL REVIEW BOARD
July 26, 1987
7:00 P.M.

1. Application ARB87-016, 55 S. High Street

Mr. Marc Iafolla made a presentation of his wooden barber pole signage. Discussion followed and a slide was shown of the sign mounted on the building. A motion was made to approve by Mr. Carpenter and Mr. Kellett seconded. Vote was made and Motion carried.

Discussion of the window signage ensued and the codes were examined. It was determined that the current window signage is illegal and should be removed.

A tenant directory sign was considered along with other types of signage.

Mr. Carpenter made a motion that a temporary sign permit be allowed for current window signage and that would give Mr. Iafolla 30 days to come back in with an application for a window sign; and that the temporary sign is contingent upon the Nexus sign being down. That motion was seconded by Mr. Kellett, voted upon, and motion carried.

2. Application ARB87-017 Larson Resident

Mr. Larson's revised drawings were submitted for a new residence. Architecture and materials were described along with all of the elevations. The roof is to be dimensional fiberglass shingle that resembles wood, siding to be stained cedar, window boxes in front and trellis in back. The Board felt that this design was much more appropriate for the area. Mr. Kellett made a motion to approve elevations and materials and Mr. Carpenter seconded. Vote was made and motion carried.

3. Application ARB87-019 - Dublin Carpet

Mr. James Wakefield submitted drawings for his signage and reported that it would be dark brown on natural wood. Mr. Kellett asked for a better drawing of the sign along with some color samples and the application for layout should be prepared a little more professionally. Size of letters were determined to be 8", but letter style was not designated.

Mr. Wakefield agreed to provide what was requested. Mr. Kellett moved to table this application until next month and Mr. Carpenter seconded the motion. Vote was unanimous to table.

4. Application ARB87-020 - 52 S. High Street

Mr. Chuck Harrison asked for a review of his sign and awning. Mr. Harrison showed the proposed location of the sign and awning. Discussion pro and con on the awning followed.

Mr. Carpenter made a motion to table awning and Mr. Kellett seconded. Motion carried.

Minutes of Meeting
Dublin Architectural Review Board
July 26, 1987

Page Two

The sign was discussed as far as color and wrought iron details. Mr. Kellet made a motion to approve the sign and Mr. Carpenter seconded. Motion carried.

5. Informal Presentation of Mr. Eggspuehler's property

He presented a concept for the front of his two buildings to tie them together architecturally. He asked for opinions and suggestions. A porch, deck, seating area, roof line, parking, etc was discussed along with the architectural features. He proposed that he and his wife would like to start a deli there.

The Board discussed it and gave the applicant many suggestions to explore.