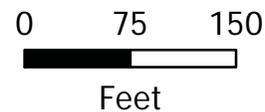


15-008ARB-MPR  
 Minor Project Review  
 The Green Olive Company  
 36 North High Street



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**FEBRUARY 19, 2015**

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

**1. BSC Historic Core – Green Olive Company 36 North High Street  
15-008ARB-MPR Minor Project Review**

Proposal: Installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building at the northeast corner of the intersection of North High Street and Wing Hill.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Lisa McCormack

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review.

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

**STAFF CERTIFICATION**

\_\_\_\_\_  
Steve Langworthy, Planning Director

**DETERMINATION**

**2. BSD Historic Core – Green Olive Company  
15-008ARB-MPR**

**36 North High Street  
Minor Project Review**

Jennifer Rauch said this is a request for a 5.4-square-foot projecting sign for a new tenant in an existing building at the northeast corner of the intersection of North High Street and Wing Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the main entrance door is flanked by two large storefront windows along the front façade with a front gable centered over the door. She said the proposed projecting sign will be above the entrance, centered on the gable wall above the door and attached with a decorative metal bracket. She stated the proposed sign consists of an aluminum panel with vinyl lettering with three colors: cream for the background; dark olive green for the outer border and text; and light olive green for the secondary image.

Ms. Rauch reported that the proposed wall sign meets all of the criteria for size, location, height, and color. She said approval is recommended to be forwarded to the Architectural Review Board with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on February 25, 2015.

## INTRODUCTION

### 3. BSC Historic Core – Green Olive Company 15-008ARB-MPR

### 36 North High Street Minor Project Review

Jennifer Rauch said this is a request for an installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building at the northeast corner of the intersection of North High Street and Wing Hill. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said as a point of reference, Harbor Yoga was a previous tenant on this site. She said the proposed projecting sign would be suspended from a black steel mast arm bracket and appears to meet Code, but she will need to review the request for the secondary image. She said she would confirm the proposed sign is appropriate and complies with Code. Ms. Rauch said a recommendation to the Architectural Review Board is anticipated for next week's ART meeting.

Fred Hahn said he liked the proposed sign.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Architectural Review Board was scheduled for the February 12, 2015, Administrative Review Team meeting.

## PRE-APPLICATION

### 4. West Innovation District (ID-3)

### Crosby Court Pre-Application Review

Jennifer Rauch said this is a request for a Pre-Application Review for an office and warehouse development within the West Innovation District, prior to the submission of a Development Plan. Ms. Rauch said the future development would be located south of the Command Alkon site at Crosby Court and Houchard Road.

Jamie Hollingsworth, Ford and Associates, referred to the landscape plan and stated that this application was for a design data center that would include five buildings on the site, in addition to a potential office building.

Steve Langworthy inquired about the accuracy of the footprint for the potential office building shown on the plan.

Mr. Hollingsworth indicated the office building would either be a single-story 40,000-square-foot building, or a two-story building totaling 40,000 square feet, but that was undetermined and would be brought back later for subsequent approvals.

As part of the site improvements, Mr. Hollingsworth said an AEP substation would be added next to the existing substation. He explained there would be mounding along Houchard Road and Darree Fields. He said security fencing and bike paths are also planned site improvements.

Mr. Hollingsworth stated that Building 1 would be built in phases as it contains a data component and an office, starting on the north side with the data component first. He said future office space would be constructed at a later date/phase.

Mr. Hollingsworth said exterior elements include onsite water tanks as part of the mechanical function for the data center that will be fully screened from view. He pointed out the proposed generators and the



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 24, 2013

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

**3. BSC Historic Core District – Harbor Yoga  
13-066ARB-MPR**

**36 N. High Street  
Sign Modification**

<b>Proposal:</b>	Installation of a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill.
<b>Request:</b>	Review and approval of a minor project review application under the provisions of Code Section 153.065(H) and 153.170, and the <i>Historic Dublin Design Guidelines</i> .
<b>Applicant:</b>	Angie O'Brien, Harbor Yoga.
<b>Planning Contact:</b>	Jennifer M. Rauch, AICP, Planner II
<b>Contact Information:</b>	(614) 410-4690, jrauch@dublin.oh.us

**MOTION:** Thomas Munhall moved, David Rinaldi seconded to approve this Minor Project Review application for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with one condition:

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

\*Angie O'Brien agreed to the above condition.

**VOTE:** 5 – 0.

**RESULT:** This Minor Project Review application was approved.

**RECORDED VOTES:**

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planner II

**3. BSC Historic Core District – Harbor Yoga  
13-066ARB-MPR**

**36 N. High Street  
Sign Modification**

Mr. Lee introduced this case for the installation of a new sign for a yoga studio located at 36 N. High Street. He said the site is located on the east side of North High Street, just north of the intersection with Wing Hill, and is zoned Bridge Street Historic Core District. He said the applicant is proposing to install a window decal that consists of two colors with logo shown in the blue and the text in black. He said the Administrative Review Team reviewed the proposal and recommends approval, as it meets the review criteria and Code.

Mr. Schisler asked if the sign incorporates the white background or if it will be translucent. Ms. Angie O'Brien said it would incorporate the white background because it will be placed on the window and would be more legible. She said the anchor and lotus flower are two blue colors with the black text.

Mr. Schisler said the sign would have four colors, if the white is incorporated, which exceeded the number of colors permitted. Ms. O'Brien stated the curtain is white and could be closed to achieve the same effect.

Mr. Munhall asked if there were recessed lights under the overhang. Ms. O'Brien said there was one in the middle.

Mr. Mathias asked if there was a preexisting decal on the left window and whether anything has been done to try and remove it. Ms. O'Brien said when they moved in they tried a number of different products. She said they have asked the landlord to replace the windows.

Mr. Rinaldi asked is there any concern raised by the ART regarding the lettering style. Ms. Husak said the ART did not discuss it.

Mr. Rinaldi said he recalled requirements regarding the use of 19<sup>th</sup> century lettering styles. Ms. Husak stated *Design Guidelines* include a list of font, which we would find a compatible style.

Mr. Munhall asked for a condition to eliminate the white background and limit the sign to three colors.

**Motion and Vote**

Mr. Munhall moved to approve this Minor Project Review application for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with one condition:

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

Angie O'Brien agreed to the above condition.

Mr. Rinaldi seconded the motion. The vote was as follows: Mr. Dyas, yes; Mr. Mathias, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Munhall, yes. (Approved 5 – 0.)



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JULY 18, 2013

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

**4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street**

This is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. This is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

**Applicant:** Angie O'Brien, Harbor Yoga.

**Planning Contact:** Jennifer Rauch, AICP, Planner II at (614) 410-4690

**DETERMINATION:** To recommend approval to the Architectural Review Board for this Minor Project Review application.

**RESULT:** This application was recommended for approval.

STAFF CERTIFICATION

Steve Langworthy  
Director of Land Use and  
Long Range Planning

Chris Lichtenberg, HAWA, representing the applicant, agreed to the conditions.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this request for Minor Project Review.

**3. 13-065ARB-MPR – BSC Historic Residential District – Sharpin Residence – Site & Architectural Modifications – 137 South Riverview Street**

Jennifer Rauch said this is a request for site and architectural modifications for an existing single-family residence on the west side of South Riverview Street, south of the intersection with Pinney Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.063(B), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said approval of this Minor Project Review application is recommended to the Architectural Review Board with one condition:

1. The applicant be required to provide an asphalt shingle which meets the 300lb requirement.

Brian Zingleman agreed to the condition.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application with one condition to be forwarded to the Architectural Review Board.

**4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street**

Jennifer Rauch said this is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the applicant revised the proposed sign based on the comments from the ART at the introduction last week and are proposing a window decal for a window sign design. She said the proposed window sign will be eight square feet, with the logo in blue and the text in black.

Ms. Rauch said approval of this Minor Project Review application is recommended to the Architectural Review Board.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application to be forwarded to the Architectural Review Board.

**5. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street**

153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this existing sign was identified through Code Enforcement review of the Historic District. She said the sign is 2.27 square feet, which is within the size requirements for signs in the Historic District. She said the concern is that the sign is not permanently attached to the window, making it seem temporary in nature, and the Architectural Review Board has not previously reviewed this type of window sign within the District.

Angie O'Brien, Harbor Yoga, the applicant, said they had originally installed an expensive window sign and found it was not permitted, so they had to chip it off the window which was a lot of work. She said that they wanted to make the new sign streamlined and simple.

Jeff Tyler asked if this is the sign the applicant wanted, and if approved, whether this sign would be precedent-setting for the Historic District by opening up this type of "temporary" window sign as a window sign option.

Ms. Rauch said there were ways that the applicant could make the sign more permanent, rather than using a suction cup to attach the sign to the window. She said they could look at different materials and work with the applicant on other sign options that would include more permanent attachment to the window.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

#### **4. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street**

Jennifer Rauch said this is a request to install a window sign for a new law office on the east side of South High Street, south of the intersection with Spring Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the proposed window sign is comprised of decals placed on two separate windows and exceeds the 20 percent maximum coverage permitted for window signs. She said a Waiver may be necessary for the proposed window sign arrangement, since these would technically be two different signs. She said that the area calculations would be verified prior to the next ART meeting.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

#### **5. 13-068ARB-MPR – BSC Historic Core District – Blankets and Booties Roof Replacement – 82 South High Street**

Jennifer Rauch said this is a request for the replacement of an existing standing seam metal roof with a dimensional asphalt shingle roof for an existing business on the east side of South High Street, south of the intersection with Eberly Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.062(E), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this building was constructed in the 1800s and is on the National Registry of Historic Places. She said the applicant is proposing to replace the standing seam metal roof and repair the chimney. She said Planning is concerned with changing the materials on the roof and the proposed use of stucco for the chimney is not a permitted material.

Ray Harpham said there are many Building Code-related details to consider. If the roof slope is less than 4:12 2 layers of asphalt felt will be required under shingles. Ice guards are required to extend from the lowest point of the roof to 24" horizontally inside the exterior wall line of the building. The building department will request that the permit documents include an engineer's report on the condition of the rafters and a proposal for with what the rafters will be replaced. The top of the chimney needs to be made water tight and the stucco needs to be flashed into a chimney cap. Chimney flashing details from a reference book were provided the applicant. Even though the details are for a brick chimney the same principals will apply for the stucco over brick, The Building Department will be concerned that the attic or attic insulation be properly vented and it was noted that there may be 2 different attics. He encouraged the applicant to maintain a metal roof rather than changing to asphalt shingle.

Bob Schisler, the applicant, said the previous owner had improperly installed the roof, and portions of the roof pops up when there is ice around the chimney and siding. He said there is damage and the roofing contractor recommended switching to shingle and replacing rafters at the chimney.

Jeff Tyler said the preservation of the structure may be less expensive and suggested that the applicant consider consulting the State's Historic Preservation office and looking into the Building Doctor program. He said the Building Doctor program may be able to offer advice on appropriate repair or replacement strategies while maintaining the historic integrity of the structure.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

#### **6. 13-070ARB-MPR – BSC Historic Core District – Advantage Bank ATM and Sign – 12 Darby Street**

Jennifer Rauch said this is a request for a new wall sign on an existing building on the north side of West Bridge Street, west of the intersection with High Street. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the proposed sign and ATM were previously approved by the Architectural Review Board; however, the applicant did not apply for sign and building permits prior to the effective date of the Bridge Street District regulations, and the original approval had expired.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

### **Determinations**

#### **7. 13-049DP-BSC – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road & Village Parkway**

Rachel Ray said this is a request for review of a 325-unit podium apartment building to be constructed on an approximately 6.44-acre site with approximately 7.091 acres of new public right-of-way and 7.78 acres of off-site improvements in the BSC Sawmill Center Neighborhood District. She said this Development Plan Review application is proposed in accordance with Zoning Code Section 153.066(E).

Ms. Ray gave a brief overview of the proposal and outlined the Planning and Zoning Commission's conditions from the Basic Plan Review applicable to the Development Plan as described in the ART Report. She also summarized the comments submitted by the Administrative Review Team with respect to this proposal.

Ms. Ray said that approval of the Development Plan application with seven conditions as outlined in the Planning Report was recommended to the Administrative Review Team.



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**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**APRIL 22, 2009**

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

- 1. Sugar Inc. Cupcakes** **36 North High Street**  
**09-024ARB** **Sign Modification**

**Proposal:** A 5.84-square-foot projecting sign at 36 North High Street. The 0.24-acre site is located at the northeast corner of the intersection of North High Street and Wing Hill in the Historic District.

**Request:** Review and approval of a sign modification under the provisions of Code Section 153.183 and the Historic Dublin Design Guidelines.

**Applicant:** Ava Misseldine, Sugar Inc. Cupcakes.

**Planning Contact:** Drew Noxon, Planning Assistant; Jennifer M. Rauch, AICP, Planner II

**Contact Information:** (614) 410-4600, dnoxon@dublin.oh.us; jrauch@dublin.oh.us.

**MOTION:** Denise Franz King made a motion, seconded by Robert Schisler, to approve the Sign Modification with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

\* Ava Misseldine, Sugar Inc. Cupcakes agreed to the above conditions.

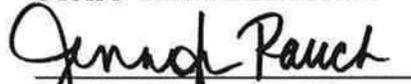
**VOTE:** 5 – 0.

**RESULT:** The Sign Modification was approved.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II

meeting packets because planned districts could allow different things than specified in the Code or the *Guidelines*.

Ms. Martin said that each planned district had its own unique development text addressing that particular development.

Mr. Currie noted that on Case 09-024ARB - Sugar Inc. Cupcakes, it would have helped him to know the dimension of the height to the top of the sign. Ms. Martin said that Planning would be happy to clarify that in future cases.

Mr. Karrer verified the height limit is to 12 feet to the top of the sign and eight feet at the bottom.

Ms. Martin explained that an eight foot clearance is wanted on projecting signs to provide pedestrian clearance.

Mr. Karrer asked about the Annual Items of Interest Report mentioned in the newsletter.

Ms. Martin said the Board had already established some of the items of interest in the Year End Summary as things they wanted to look into for the coming year. She said the 'Annual Items of Interest' report was something that City Council asked of all the Boards and Commissions; to identify a list of things they would like to look into. She explained that they would be working on the list throughout the summer and then it would be presented to Council in the Fall. Council would review all the lists and help prioritize what things to look into. Ms. Martin suggested if the Board members had anything in specific, they should provide those ideas to her so they could be included.

**1. Sugar Inc. Cupcakes  
09-024ARB**

**36 North High Street  
Sign Modification**

William Souders swore in those who intended to testify in regards to this case including the applicant, Ava Misseldine, of Sugar Inc. Cupcakes and City representatives.

Drew Noxon presented this request for review and approval of a 5.84-square foot projecting sign on the front façade of a building located at 36 North High Street. He said the 0.24-acre site is located at the northeast corner of the intersection between North High Street and Wing Hill. He said the proposed sign will be constructed with 1.5-inch high density urethane (HDU), which is consistent with other existing signs in the District. He said the *Sugar Inc. Cupcakes* will be black using a Caslon Antique font, an approved style for the District. Mr. Noxon said attached to the sign will be a new decorative steel mast arm with scroll accents connecting the sign to the building façade. He said that four colors are proposed, however the applicant has stated that the color around the border of the sign will be painted to match the black text. He said the raised inset and cupcake logo will be painted La Fonda Fiesta Blue #5003-10A and the sign background will have a sandblasted white finish. He said the cupcake logo is less than 20 percent of the sign face and is in compliance with the *Historic Dublin Design Guidelines*. Mr. Noxon said the sign will have two gooseneck lamps affixed at a perpendicular junction on the mast arm. He presented a Photoshop rendering of the proposed sign which is to be 10 feet, 7-inches high from the top of the sign to the grade.

Mr. Noxon said it was Planning's opinion that the intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and approval is recommended with three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Souders asked if the chains were connected with hooks or embedded within the sign.

Ava Misseldine, 3521 West Bay Drive, Columbus, of Sugar Inc. Cupcakes, said there were not chains, but brackets embedded four inches into the sign.

Mr. Souders asked if the darker blue perimeter would actually be black. Ms. Misseldine confirmed that the lettering, outline around the sign, and the edging would be black and the background would be sandblasted white.

Mr. Souders asked if the second, thinner line around the perimeter was black. Ms. Misseldine said it was the same blue as the cupcake logo.

Mr. Souders asked if there was an exterior lighting ordinance that needed to be addressed. Eugenia Martin said the *Guidelines* specify externally illumination and this proposal meet the *Guidelines*.

Mr. Souders asked if there was an ordinance limiting the time when lights could be on in the Historic District.

Ms. Martin said a specific timeframe for lights to be on is not mentioned, but the Exterior Lighting Requirements state that the bulb should not extend down below the hood of the light fixture.

Mr. Souders expressed concern that bulbs would not fit into the proposed fixture. Ms. Misseldine said chandelier lights will be used in the fixtures that are completely covered to meet the requirements and the lights are not overly bright.

Mr. Currie asked about the thickness of the sign. Mr. Noxon said it was 1.5 inch thick.

Mr. Currie asked if signs for the rear or windows were contemplated. Ms. Misseldine said this was the only sign proposed so not to obstruct the view out the storefront windows.

Ms. Misseldine asked if a decal in the door glass would be considered a sign in the window. Ms. Martin said that would be considered a sign.

Mr. Currie asked if the decal would be a cupcake without any lettering. Ms. Misseldine indicated that the decal would just be a cupcake. She asked if she had to apply for it separately.

Mr. Currie asked if the Board could approve the decal. Mr. Gunderman stated that this would have to be approved separately if the applicant choose to proceed.

Ms. King said she thought the sign was attractive and that it would be nice to have another business operating in the District.

Mr. Currie suggested that the first and third conditions together were confusing and sounded alike. He suggested revising Condition 1: The number of colors be reduced from four to three.

Ms. Rauch explained that the condition needed a timeframe for the applicant to comply and a body to submit the material for approval. She said the condition include the words *...prior to submission of a sign permit* so the applicant knows when she submits for a sign permit, that the plan needs to reflect that the changes. She said *...subject to Planning approval* was included so that the applicant does not have to come back to the Board for approval of a revised drawing.

Mr. Currie said he understood now and that Condition 1 did not need changed.

Mr. Souders asked Ms. Misseldine if she agreed to the three conditions listed in the Planning Report.

Ms. Misseldine confirmed that she would need to provide revised drawings showing the correct border before she applied for the permit. She agreed to the three conditions listed in the Planning Report.

### **Motion and Vote**

Ms. King made a motion to approve this application with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Schisler seconded the motion. The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Karrer, yes; Ms. King, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

## **2. Historic Dublin Wayfinding 09-012ADM**

### **Administrative Review**

Carson Combs presented this request for an Administrative Review of a comprehensive wayfinding package for Historic Dublin. He said the Board's role this evening will be to provide general feedback on the designs and to make a recommendation to City Council for its consideration. He said that Council will make a final decision on the package as part of the Capital Improvements Program funding allocations.



**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**NOVEMBER 29, 2006**

CITY OF DUBLIN.

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

- 1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications**  
**Location:** 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.  
**Existing Zoning:** CB, Central Business District.  
**Request:** Review and approval of additional columns on the main elevation.  
**Proposed Use:** A 2,500-square-foot retail building.  
**Applicant:** John Bush, 36 North High Street, Dublin, Ohio 43017.  
**Staff Contact:** Judson J. Rex, Planner.  
**Contact Information:** Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

**MOTION:** Mr. Bryan made a motion, seconded by Mr. Holton, to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

\* John Bush, the applicant agreed to the above condition.

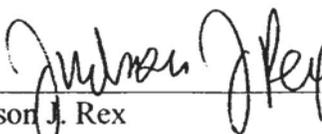
**VOTE:** 2 – 1.

**RESULT:** The application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
Kevin Bales	Absent
Clayton Bryan	Yes
William Souders	No
Linda Kick	Absent

**STAFF CERTIFICATION**

  
 Judson J. Rex  
 Planner

Mr. Rex said there are different regulations depending upon the zoning district.

Mr. Holton swore in all those who were there to present testimony to the Board and the audience.

### **1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications**

Judson Rex presented the staff report and slides for this application. He said this is a request for review and approval of additional columns on the main elevation. He said the site is zoned CB, Central Business District, as are properties north, south and west of the site. He said to the east are R-4, Suburban Residential District properties. He said the site includes a 2,500-square-foot retail building with three tenants. He said two tenants are located at 36 North High Street and that is the property being discussed tonight. He said the other tenant is located at 38 North High Street.

Mr. Rex showed a slide of the approved elevations on which he had imposed the approved signs to show approximately how they would look. He said the two columns had been installed at the ends of the gabled overhang. He said in addition, the applicant had painted the gabled overhang. Mr. Rex said at the previous meeting, there was an understanding that the applicant was going to paint the gable black. He said it had not been painted black, and as a result, the signage was impacted. He said the Board conditioned that the signs have the black border removed because there was the understanding that the gable would be painted black. Mr. Rex said staff believed that the border should stay, considering that the gabled overhang was painted beige. He said any motion associated with this application should include language accepting the paint color. He said it was the approved paint color for the rest of the building, but there was an understanding that the gable would be painted black.

Mr. Rex said the proposed columns will be located approximately where the temporary supports were shown on the photograph. He said the applicant has indicated the need for additional support for the structure and would like to use the same columns painted black to match the building trim. He said staff believes that this is an appropriate modification and in addition to providing additional structure, it will also provide a more aesthetically pleasing appearance on the building. Mr. Rex said staff recommends approval of this application with no conditions.

Mr. Holton asked if the Board was to review and approve the outside border of the sign. Mr. Rex said when the Board approved the signs, it was subject to staff approval. He said however, the Board needed to recognize that the paint color was going to be beige instead of black for this application. He said no additional motion on the sign application was necessary.

Mr. Souders said he had no problem with the columns, but he did not care for the black trim. He said he could not support that color combination. He said he preferred all beige without the black trim.

Mr. Holton said the light-colored columns looked good. He asked if they were being proposed to be black.

Mr. Bush said the new columns were proposed to be black.

Mr. Bryan suggested the light color be on the columns and bottom trim piece, and that the remaining trim boards be black.

Mr. Holton noted that the beige color defined the building better. He suggested that the trim, fascia, and columns would be beige, and the return would remain black.

Mr. Holton said he was okay with what the other Board members wanted. He asked if the bottom trim board could be left beige.

Mr. Bush said he tried to break up the beige with black. He said if they used a lighter color than black, it would have to be repainted often due to handprints, etc. showing. He said black was more durable.

Mr. Holton said that was a good rationale for the back paint.

Mr. Bryan agreed it could be left as proposed with two black posts.

### **Motion and Vote**

Mr. Bryan made the motion to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

Mr. Rex confirmed that it was the Board's preference to keep the sign border.

Mr. Holton seconded the motion, and the vote was as follows: Mr. Souders, no; Mr. Holton, yes; and Mr. Bryan. (Approved 2-1.)

John Bush, the applicant, agreed to the above condition.

## **2. Architectural Review Board 05-198ARB – 55 and 65 West Bridge Street – Town Center II**

Joanne Ochal presented this case and slides. She said recently, the Board approved the construction of an approximately 10,000-square-foot, two-story building with a public patio along Bridge Street, two smaller patios for restaurants, and ADA accessible parking. The proposed stacked mechanical units are required to be screened to comply with Code. She said the applicant had the option of screening with a landscape material or using a board-on-board fence. She said the applicant is proposing to use three arborvitae to screen the unit. Ms. Ochal said one of the trees shown on the approved landscape plan on the south elevation will be removed.

Ms. Ochal said staff believes that the proposed screening is appropriate as it is a continuation of the approved landscape plan and is consistent with the *Guidelines*. She said staff recommends approval of this application.

Mr. Souders asked if the photo provided in the packet was an example of the actual refrigeration unit to be installed.

Ms. Ochal said it was an example of what exists at the La Chatelaine on Lane Avenue. She said the proposed units will resemble that design and two units will be stacked.



**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**OCTOBER 25, 2006**

CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

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

**1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications**

**Location:** 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.

**Existing Zoning:** CB, Central Business District.

**Request:** Review and approval of new exterior paint colors, awnings, and minor architectural modifications.

**Proposed Use:** A 2,500-square-foot retail building.

**Applicant:** John Bush, 36 North High Street, Dublin, Ohio 43017.

**Staff Contact:** Judson J. Rex, Planner.

**Contact Information:** Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

**MOTION:** Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition:

- 1) That a flat or matte finish be used on all paint.

\*John Bush agreed to the above condition.

**VOTE:** 5 – 0.

**RESULT:** This application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Yes

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Judson J. Rex  
Planner



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 25, 2006

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

- 2. Architectural Review Board 06-126ARB - 36 North High Street - Eloquent Accents/Columbus Floor Coverings - Signage
Location: 0.23-acre lot located on the northeast corner of North High Street and Wing Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of two six-square-foot signs for a multi-tenant retail building.
Proposed Use: A 2,500-square-foot retail building.
Applicant: John Bush, 36 North High Street, Dublin, Ohio 43017; represented by Scott Fronzaglia, 36 North High Street, Dublin, Ohio 43017.
Staff Contact: Kimberly Rybold, Planning Intern or Joanne Ochal, Planner.
Contact Information: (614) 410-4663/Email: krybold@dublin.oh.us or (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the Historic Dublin Guidelines, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

\*John Bush agreed to the above conditions.

VOTE: 5 - 0.

RESULT: This application was approved.

RECORDED VOTES:
Thomas Holton Yes
Kevin Bales Yes
Clayton Bryan Yes
William Souders Yes
Linda Kick Yes

STAFF CERTIFICATION

Joanne Ochal
Joanne Ochal
Planner



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

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## DUBLIN ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

OCTOBER 25, 2006

1. **Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications (Approved 5 – 0.)**
2. **Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage (Approved 5 – 0.)**
3. **Architectural Review Board 06-140ARB – 82 South High Street – Blankets and Booties – Signage (Approved 5 – 0.)**
4. **Architectural Review Board 06-120ARB – 119 South High Street – Cottage Bakeware & Cakes – Signage (Postponed without Discussion or Vote)**

Chair Thomas Holton called the meeting to order at 7:00 p.m. Other members present were: Clayton Bryan, William Souders, Linda Kick and Kevin Bales. Staff members present were: Joanne Ochal, Judson Rex, Kim Rybold, and Flora Rogers.

#### **Administrative Business:**

Ms. Ochal introduced Judson Rex and said that they will be teaming together to assist the Architectural Review Board.

#### **Motion and Vote:**

Mr. Bales made a motion to accept the documents into the record. Mr. Bryan seconded the motion and the vote was as follows: Mr. Souders, yes; Ms. Kick, yes; Mr. Bales, yes; Mr. Bryan, yes; and Mr. Holton, yes. (Approved 5 – 0)

#### **Motion and Vote:**

Mr. Souders made a motion to approve the August 30, 2006 meeting minutes as presented. Mr. Holton seconded the motion and the vote was as follows: Ms. Kick, yes; Mr. Bales, yes; Mr. Holton, yes; Mr. Bryan, yes; and Mr. Souders, yes. (Approved 5 – 0)

Mr. Holton swore in those who were there to present testimony to the Board and the audience.

**1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications**

Judson Rex presented this previously tabled case and slides. He said that it was a request for review and approval of new exterior paint colors, the addition of an awning on the rear elevation, and columns on the main elevation. Mr. Rex said the site included a multi-tenant retail building which is shared between two tenants at 38 North High Street, and one at 36 North High Street. He said parking is in the rear with access from Blacksmith Lane.

Mr. Rex said 36 North High Street is a single-story building with a brick exterior and a cream-colored gabled overhang. A bracket for a projecting sign is on the gabled overhang and there is an old sign post on the south portion of the site. Mr. Rex said both tenants at 36 North High Street share a common entrance door surrounded on both sides by display windows.

Mr. Rex said to the north is 38 North High Street which currently houses the Cheesecake Boutique. He said this portion of the building was more contemporary with light-colored stucco exterior, black trim and awnings, and signage.

Mr. Rex said the applicant is proposing to paint the main portion of the entire building, excluding the brick on the west elevation a beige color and the trim Lincoln Cottage Black both from the American Tradition palette which will coordinate with the existing trim, awnings, and signage on the northern portion of the building at 38 North High Street. He said in addition, the gabled overhang at 36 North High Street will be painted black to match the trim.

Mr. Rex said the applicant is proposing a single flat awning to be installed on the rear door to the main building that will match those approved and installed on the Cheesecake Boutique portion of the building. He said the awning will be covered in a black canvas-like material and constructed in a traditional flat sloping style.

Mr. Rex said the applicant proposes to remove the existing metal supports on the gabled overhang and replace them with eight-foot high wood round columns which will also be painted black to match the trim.

Mr. Rex said the proposed modifications to the building are generally consistent with the recommendations in the *Guidelines*, and will enhance the overall appearance of the site. He said staff recommends approval of the request with one condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

Mr. Holton asked if the exterior of the Cheesecake Boutique building would be changed. Mr. Rex said it would be painted to match the other portion, and the brick front will remain unpainted.

Mr. Bryan asked how long the stair landing had been there. John Bush, the applicant, said the wood on the rail had just been replaced, but the landing was there when he purchased the building.

Mr. Bryan asked if the front gable would still have a board and batten appearance. Mr. Bush said there would be a smooth surface. He said the trim boards seen were decorative, and were added on later. He said they were all rotten and he was not planning to replace them.

Mr. Bales asked what kind of cap and base the wood columns would have.  
Mr. Bush said the columns would be standard at the top and bottom and they would be black.

Mr. Bryan noted that almost everything seen from the street would be black.  
Mr. Bush said only the wood would be black.

Mr. Holton asked if the soffit was black.  
Mr. Bush said more than likely.

Mr. Bryan noted that the front elevation and of the Cheesecake Boutique would be beige. Mr. Bush agreed.

Mr. Holton said it looked pretty dark, especially as the trees matured, but there was nothing wrong with that. Mr. Bryan agreed it would be a dark building.

Mr. Holton asked if there was any consideration to keep the soffit beige.  
Mr. Bush said they wanted to put signs on the soffit and the background of their sign is going to be beige with black lettering.

**Motion and Vote:**

Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

The vote was as follows: Mr. Souders, yes; Mr. Holton, yes; Ms. Kick, yes; Mr. Bryan, yes; and Mr. Bales, yes. (Approved 5-0)

John Bush, the applicant, agreed to the condition as listed above.

**2. Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage**

Kimberly Rybold presented this case and slides. She said that it is a request for review and approval of two six-square-foot wall signs which will be one-foot high and contain the names of the businesses. The proposed signs are to be located on the gabled overhang, approximately above the location of the existing temporary sign. She said the names on the wooden signs will be painted the same color as the building, with the border and text painted Cottage Black. She said the lettering for the Eloquent Accent sign is Lucida Calligraphy and the Columbus Floor Coverings' lettering is Footlight MT Light. She said staff requests that the existing post and sign bracket be removed. Ms. Rybold said the proposed signs meet Code and the *Historic Dublin Guidelines*, using appropriate historic materials, colors, and font styles. She said staff recommends approval of this application with the four conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;  
and

- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval.

Mr. Holton confirmed that the signs were flush-mounted on the building.

Mr. Bryan confirmed that the trim would be painted black.

Mr. Souders asked that the applicant consider getting rid of the sign border because the three-dimensional black on black border will not be noticed. He suggested a pin stripe might be used instead so that the white edge can be seen.

Mr. Holton noted that the sign area could then be expanded to the edge if the black border were removed. He said the applicant would not have to come back to the Board for approval and that they should get staff approval of any change.

Mr. Bryan noted that there was no lighting.

Mr. Holton asked if the light on the soffit would be removed.

Ms. Ochal replied that it had not been discussed.

Scott Fronzaglia, representing the applicant, said the light Mr. Holton referred to was an emergency light required by the Fire Code.

Mr. Holton suggested a condition: That the applicant re-design the sign to remove the border and large lettering if they wish, subject to staff approval.

Mr. Bush and Mr. Fronzaglia agreed to the conditions listed below.

**Motion and Vote:**

Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the *Historic Dublin Guidelines*, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
- 5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

The vote was as follows: Mr. Holton, yes; Mr. Bryan, yes; Mr. Souders, yes; Mr. Bales, yes; and Ms. Kick, yes. (Approved 5-0)

Mr. Bryan asked about the business hours.

Mr. Fronzaglia said they were 10 a.m. until 4 p.m. on Mondays, Tuesdays, and Wednesdays, 10 a.m. until 8 p.m. on Thursdays, and Noon until 4 p.m. on Saturdays.

Mr. Bryan asked about lighting in the evenings.  
Judy Sekinger, owner of Eloquent Accents and Columbus Wall Coverings said she felt the interior lighting and the lamp post were sufficient.

### **3. Architectural Review Board 06-140ARB – 82 South High Street – Blankets and Booties – Signage**

Kimberly Rybold presented this case and slides. She said this is a request for a three-square-foot painted wood projecting sign. She highlighted the zoning and uses of the surrounding area in Historic Dublin. Ms. Rybold said the bottom of the sign will be eight feet above grade. The sign will contain the name of the business and will be two feet in height, hanging from the existing iron bracket using chains and locking clips attached to the I-hooks on the sign. She said the paint colors will be Sunglow for the background, the border and interior of the image will be Cream Delight, and the text and image outline will be Lincoln Cottage Black from the American Tradition Collection. She said the lettering will be Adage Script.

Ms. Rybold said the proposed sign met Code and the *Historic Dublin Guidelines* using appropriate historic materials, colors, and font style. She said staff recommends approval of this application with the following two conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish; and
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Linda Kick asked if the yellow paint proposed was the same color as the building.  
Rebecca Schisler, the applicant, said the yellow was very similar to that of the building.

Bill Souder suggested that a thicker border around the edge of the sign and teddy bear would make it more visible.

Robert Schisler said he was told they had 20 percent for the secondary image.

Ms. Kick said as proposed, the sign blended in too much with the building. She suggested that the *Blankets and Booties* text could be larger.

Mr. Holton suggested that the sign be as large as permitted and that the other elements be proportionate. He suggested a contrasting color for the edge of the sign.

Ms. Ochal suggested a condition: That the sign and sign elements be made proportionally larger and the black border widened, subject to staff approval. She said the sign was permitted to be up to six square feet in area. Ms. Kick and Mr. Holton verified that a black border should be incorporated.

#### **Motion and Vote:**

Mr. Holton made a motion, seconded by Mr. Bryan, to approve this application because it meets Code and the *Historic Dublin Guidelines*, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with three conditions:

- 1) That all paint must have a flat or matte finish;



**BOARD ORDER**

**ARCHITECTURAL REVIEW BOARD**

**January 28, 1998**

CITY OF DUBLIN

**Division of Planning**  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

**CASE 2: Application 98-006ARB - Michelle's of Dublin - 36 North High Street**

**Location:** Northeast corner of North High Street and East Wing Hill.

**Existing Zoning:** CB, Central Business District.

**Request:** Review and approval of a projecting sign under the provisions of Section 153.183.

**Proposed Use:** Existing beauty shop.

**Applicant:** Ronald Bartolomucci, c/o Pat Lawyer, Kelly's Designs, 44 Ravine Road, Powell, Ohio 43065.

**MOTION:** To approve the proposed projecting sign with the following conditions:

- 1) That the applicant work with staff on the positioning of the projecting sign; and
- 2) That the applicant secure a sign permit from the Planning Division.

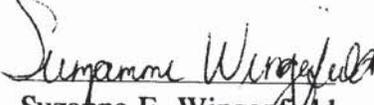
**VOTE:** 4-0

**RESULT:** This application was approved.

**RECORDED VOTES:**

Kerry Donahue	Yes
Larry Frimerman	Yes
Richard Termeer	Absent
Carole Olshavsky	Yes
Chris Swingle	Yes

**STAFF CERTIFICATION**

  
Suzanne E. Wingerfield  
Planner