

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FEBRUARY 25, 2015

AGENDA

- 1. BSD Historic Core**
15-005ARB-MPR **37 W. Bridge Street**
Minor Project Review (Approved)
- 2. BSC Historic Core – Green Olive Company**
15-008ARB-MPR **36 North High Street**
Minor Project Review (Approved)
- 3. Historic Dublin Design Guidelines Update**

Robert Schisler called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Neil Mathias, and Thomas Munhall. Bob Dyas was absent. City representatives were Jennifer Rauch, Katie Ashbaugh, and Laurie Wright.

Motion and Vote

Mr. Rinaldi moved, Mr. Mathias seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Munhall, yes; Mr. Mathias, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Motion and Vote

Mr. Rinaldi moved, Mr. Schisler seconded, to accept the January 28, 2015, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Mr. Mathias, yes; Mr. Schisler yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board on these applications.

- 1. BSD Historic Core**
15-005ARB-MPR **37 W. Bridge Street**
Minor Project Review

Jennifer Rauch said this application is for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a graphic of the site. She explained the Firehouse had been built in the 1940s. She said the proposed landscape plan includes new plant material. She pointed out the location of the existing ground sign within planting beds. She reported Staff reviewed the plans and provided landscape comments prior to the submission of the application and the applicant has completed the requests.

Neil Mathias asked what those comments were. Ms. Rauch answered the comments related to the selection of plant material. She said the landscape inspector informed the applicant what plants were

preferred to see in those areas. She reported there was an existing tree that the applicant has worked to preserve.

Ms. Rauch presented the proposed color scheme modifications, which include trim on the front windows as well as the trim around the edges and the gable in "Suitable Brown". She said the door is to be painted in the proposed "Fireweed" color. She said the existing blue awnings are proposed to be replaced with a red colored awning. She said the existing firehouse monument sign has a blue background with white lettering and trim and it is proposed to be painted the rust-colored "Fireweed" for the background, keeping the white lettering. The main body of the building she said is proposed to be painted in "Universal Khaki".

Ms. Rauch reported the ART has reviewed this application and recommended approval to the ARB with no conditions.

David Rinaldi asked if a larger awning was located in the back of the property. Ms. Rauch noted the awnings are separate despite the appearance in the rendering that appeared as one large awning. She said the awning material would be replaced over the existing framework.

Mr. Mathias asked if there were actual paint samples of colors. He said the color samples in the packets do not match the graphics being presented. Ms. Rauch pointed out the actual colors and said the rendering of the building did not accurately depict the colors selected.

Thomas Munhall clarified this was a natural scheme. Mr. Mathias said the renderings appeared "rough" and was relieved with the actual color samples.

Mr. Mathias inquired about the rear of the building where it appeared just the window sills were to be painted the trim color. He asked about the plans for the actual window frames that are recessed inside the brick.

Ronald Garvey, 5900 Tartan Circle South, Dublin, Ohio, 43017, said the frame of the windows will be painted the "Universal Khaki" color to match the building.

Mr. Munhall clarified that the color is not going to be that white and the sill will be the trim color.

Mr. Mathias asked if the actual window frame should be painted the darker color so it accents the windows and provides more interest. He said it appears the back half of the building looks like an afterthought and there is an opportunity to give it more interest as that is the location of the parking lot and a fairly visible building.

Mr. Munhall said the problem is the back of the building has not changed that much and is not interesting architecturally as it is flat. He said he was not sure if the darker color would be better.

Robert Schisler said he did not have an issue but was relieved to know they are not white and will be one of the proposed colors. He said the windows might jump out a little bit more if they were a dark color but his thought either the khaki or brown color would work.

Tom Holton, 5957 Roundstone Place said an issue came up several years ago with the building next door. He asked if there was landscaping on the streetscape or very close. He said in the winter, there was an issue with the snowplow and/or the salt that caused damage to the plants, especially for the property next door. He asked that snow removal and salt be taken into consideration with the selection of plants and locations for planting beds. Ms. Rauch said the landscape plan shows the parts that are closest to the sidewalk are proposed to be annuals.

Mr. Garvey said his first landscape plan did have some plantings that the ART felt needed to be replaced for the same reason of the damage that could be caused by the snow plows and salt. He said the new design plan was made to include plants that were more sustainable.

Motion and Vote

Mr. Schisler motioned, Mr. Munhall seconded, to approve the Minor Project with no conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes. (Approved 4 – 0)

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

36 North High Street Minor Project Review

Jennifer Rauch said this application is for installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building located 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 the proposed projecting sign will be located above the main 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 four colors: dark olive green for the outer border and text; light olive green for the secondary image; a cream color for the background, and a light cream color and incorporates the corporate logo. She said Code permits the applicant to have five colors and a size of eight square feet.

Ms. Rauch reported the ART has reviewed this applicant and recommended approval of this Minor Project to the Architectural Review Board with no conditions.

Robert Schisler inquired about any other graphics and assumed the applicant does not plan to hang anything in the windows. Ms. Rauch confirmed that to be true.

Mr. Schisler asked if there was a reason the applicant was not asking for a larger sign when that is permitted. He said when the trees are in bloom, signs can be less visible.

Lisa McCormack, 8587 Coldwater Drive, said a larger sign was considered. She said there needs to be a clearance of eight feet below the sign and both the sign and the building are already pretty low. She said she has this same sign in the Short North area.

Mr. Schisler suggested the bracket could be installed at a greater height.

Ms. McCormack asked if the sign should be in the center or if it could be on the side. Mr. Schisler said the sign could be moved, placed more to the side.

Ms. McCormack asked if the dimensions could be changed. Ms. Rauch answered she could have eight total square feet for the sign.

Mr. Mathias said the height elevation could be an issue by moving the sign to the side. Ms. McCormack indicated if it is not high enough, she said the sign would stay as proposed for the center.

Ms. Rauch reiterated the eight-foot clearance to the bottom of the sign to sidewalk and 15 feet to the top of the sign must be maintained.

Mr. Munhall said the Board could approve the application with a condition. Mr. Schisler said the condition could be for a maximum size of eight square feet and the graphics are proportional.

Motion and Vote

Mr. Schisler motioned, Mr. Munhall seconded, to approve a Minor Project of a projection sign with the following condition:

- 1) The sign can increase to eight square feet while keeping the same graphics and colors.

The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes. (Approved 4 – 0)

3. Historic Dublin Design Guidelines Update

Katie Ashbaugh said this is a presentation and discussion regarding updates and revisions to the *Historic Dublin Design Guidelines*. She said tonight's review is for the completion of Phase 1. She said that includes changes to the Table of Contents and a plan for next steps for the update.

Ms. Ashbaugh said this request was presented last month and Staff has since met twice internally to discuss revisions to the Table of Contents. She reported Staff contacted the Ohio Historic Preservation Office and several former Architectural Review Board applicants to gain feedback on their use of the *Guidelines*.

Ms. Ashbaugh stated Phases 2 and 3 will begin next month for document and website development. She indicated Staff intends to present final drafts to the Board at the end of May 2015.

Ms. Ashbaugh reported the Ohio Historic Preservation Office informed Staff they use our *Historic Dublin Design Guidelines* as a reference for others communities. She said Staff requested feedback on how these *Guidelines* could be updated to a more user-friendly format. She said the Ohio Historic Preservation Office provided us with the *Borough of Carlisle Guidelines* and *Glendale Guidelines* to use as references. She said the Ohio Historic Preservation Office plans to review our recommendations to ensure they are in compliance with the Federal Standards.

Ms. Ashbaugh reported one of the former applicants Staff contacted stated they did not use the *Historic Dublin Design Guidelines* and instead relied on Staff's assistance to complete their ARB application. She said another applicant was more familiar but said he did not have any concerns with the *Guidelines* as they exist.

Ms. Ashbaugh walked through the proposed Table of Contents. She said the slides will show the original proposal presented last month as well as the revised proposal included in the packets for review this evening. She compared the changes proposed.

Thomas Munhall and Neil Mathias asked for clarification regarding the geographic separation in the Context section. He said his issue was if the character should remain north from Bridge Street.

Jenny Rauch said the part Ms. Ashbaugh referred to relates to the various time periods and the character for that area south of Bridge Street as opposed to north of Bridge Street. She said they are not creating a great division only an opportunity to discuss the different pieces that make up the Historic District. Ms. Rauch said it was more of a characterization. She said south of the district has more historic structures.

Mr. Mathias said he wanted to be clear that we do not want to encourage any kind of a divisions within the district. Ms. Rauch agreed.

Ms. Rauch said the table of contents were previously divided between residential and commercial, but it was determined to be redundant. She said Staff concentrated on if new construction was desired, what

kind of development we would like to see. She said if alterations are proposed it needs to be determined whether it meets the appropriate styles and characteristics. She said there will be an opportunity should a building be demolished where we would want architecture that is appropriate and not necessarily historic. She said the point is to have more information, particularly for commercial buildings. She said a number of the commercial historic structures have a residential character.

Ms. Ashbaugh continued her presentation showing the revisions for each section compared to the original document. She said Staff would like to add a graphic timeline highlighting the different architectural styles present in historic Dublin. She showed a very detailed timeline example of events that were going on not only in the community but also around the country. She said Staff added the Best Management Practices and Integrating New Technology sections under the Rehabilitations and Alterations section to address the sustainability issue that was raised at last month's ARB meeting. She showed a graphic of an appropriate infill between a row of homes. She said the Screening section was also added to ensure any new electronic features are hidden as to not distract from the historic character.

Ms. Ashbaugh said the Additional Information section from the original proposal will now be on the website, as the *Guidelines* should just be used to review projects and if the reader desires any additional education or tax credit information, they can refer to the website.

Ms. Ashbaugh reported which sections Planning, Building Standards, or Forestry and Horticulture Staff each will review.

Bob Schisler inquired about the historical timeline. He suggested certain buildings have more significant meaning to the District other than 'this is a structure built in 1918'. He cited examples such as the schoolhouse and firehouse. He said anything that is 50 years old is eligible. He indicated the Historical Society has a lot of that information. Ms. Rauch said Staff has several resources to draw historical information.

Communications

Jennifer Rauch said Bob Dyas has not requested reappointment to the Board in March and Mr. Schisler term will end, which means two new members will be appointed in April.

Mr. Schisler adjourned the meeting at 7:15 p.m.

As approved by the Architectural Review Board on April 15, 2015.