



**Land Use and Long  
Range Planning**  
5800 Shier Rings Road  
Dublin, Ohio 43016-1236  
Phone 614.410.4600  
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[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**JUNE 24, 2015**

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

**2. BSD Historic Core District – The Sisters Sweet Shoppe – Signs**  
**15-056ARB-MPR** **55 West Bridge Street**  
**Minor Project Review/Master Sign Plan Review**

**Proposal:** Installation of new signs and architectural modifications for an existing multiple-tenant building located on the south side of West Bridge Street, east of the intersection with Franklin Street. The proposal includes a new 7.5-square-foot projecting sign, two new 2.25-square-foot door-window signs, six new transom-window signs, a new awning with an awning sign, and a new exterior paint scheme.

**Request:** Review and recommendation of approval to the Architectural Review Board for a Minor Project Review and Master Sign Plan under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

**Applicant:** Kurt Dehner  
**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner  
**Contact Information:** (614) 410-4690; jrauch@dublin.oh.us

**MOTION #1:** Ms. Fox moved, Mr. Mathias seconded, to approve a request for a Minor Project Review with two conditions:

- 1) The applicant provide the entire color palette for review and approval by Planning within 30 days of approval of this application.
- 2) The ground-story window trim on the north elevation be painted to match the existing window trim and not in the color scheme proposed.

\*Kurt Dehner agreed to the above conditions.

**VOTE:** 3 - 0

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

|                |        |
|----------------|--------|
| David Rinaldi  | Yes    |
| Neil Mathias   | Yes    |
| Thomas Munhall | Absent |
| Everett Musser | Absent |
| Jane Fox       | Yes    |

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**2. BSD Historic Core District – The Sisters Sweet Shoppe – Signs**

**15-056ARB-MPR**

**55 West Bridge Street  
Minor Project Review/Master Sign Plan Review**

**MOTION #2:** Mr. Rinaldi moved, Mr. Mathias seconded, to approve a request for a Master Sign Plan with five conditions:

- 1) A paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning.
- 2) The window sign on the north elevation be reduced in size to 20% of the window area.
- 3) The window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign.
- 4) The projecting signs be dimensionally routed and the mounting hardware be consistent with existing mounting fixtures used for the multi-tenant building.
- 5) The projecting sign on the east elevation be located above the door on either side of the entrance.

\*Kurt Dehner agreed to the five conditions.

**VOTE:** 3 - 0

**RESULT:** This request for a Master Sign Plan was approved.

**RECORDED VOTES:**

|                |        |
|----------------|--------|
| David Rinaldi  | Yes    |
| Neil Mathias   | Yes    |
| Thomas Munhall | Absent |
| Everett Musser | Absent |
| Jane Fox       | Yes    |

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### RECORD OF DISCUSSION

**JUNE 24, 2015**

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

**3. Bridge Street District Sign Guidelines  
15-040ADM**

**Administrative Request**

**Proposal:** To create a guide intended to help applicants understand and apply the sign requirements in the Bridge Street District and provide direction for sign design and placement in a pedestrian-oriented environment.

**Request:** Informal review and feedback on this future request for review and recommendation of approval to City Council for Bridge Street District Sign Guidelines.

**Applicant:** Dana L. McDaniel, City of Dublin.

**Planning Contact:** Rachel S. Ray, AICP, Planner II

**Contact Information:** (614) 410-4656; rray@dublin.oh.us

**RESULT:** The Board discussed the draft BSD Sign Guidelines and commented on potential additions to the document, including more of a description of intent for signs in the Historic District and how signs should be installed on historic structures as well as an additional "Character Principle" related to sign context. Board members also discussed sandwich board signs, enforcement measures, and how to encourage signs that enhance the unique sense of place in the Historic District within the overall Bridge Street District.

**MEMBERS PRESENT:**

|                |        |
|----------------|--------|
| David Rinaldi  | Yes    |
| Neil Mathias   | Yes    |
| Thomas Munhall | Absent |
| Everett Musser | Absent |
| Jane Fox       | Yes    |

**STAFF CERTIFICATION**



Rachel S. Ray, AICP, Planner II



City of Dublin

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**ARCHITECTURAL REVIEW BOARD**

**RECORD OF DISCUSSION**

**JUNE 24, 2015**

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

**4. Annual Items of Interest**

**Administrative Request**

|   |  |
|---|--|
| <p>Proposal:</p> <p>Request:</p> <p>Planning Contact:</p> <p>Contact Information:</p> | <p>To create an Annual Items of Interest list that will be forwarded to City Council for approval.</p> <p>Discussion prior to a formal request for review and recommendation of approval to City Council for Annual Items of Interest.</p> <p>Jennifer M. Rauch, AICP, Senior Planner</p> <p>(614) 410-4690; jrauch@dublin.oh.us</p> |
|---|--|

**RESULT:** The Board provided feedback regarding the list of potential Annual Items of Interest, which included review and update of Appendix G for historic properties outside of the District, review of the Ohio Historic Inventory, investigation of solutions to prevention of demolition by neglect, provision of additional community education opportunities as it relates to the Historic District, and inventory of historic stone walls and implementation of better preservation policies. Staff agreed to review the comments and return at a future meeting with a more refined list for review and recommendation to City Council for approval.

**MEMBERS PRESENT:**

|                |        |
|----------------|--------|
| David Rinaldi  | Yes    |
| Neil Mathias   | Yes    |
| Thomas Munhall | Absent |
| Everett Musser | Absent |
| Jane Fox       | Yes    |

**STAFF CERTIFICATION**

  
 Jennifer M. Rauch, AICP, Senior Planner