

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

SEPTEMBER 23, 2015

#### AGENDA

- 1. BSD HC – Vesna – Sign** **91 S. High Street**  
**15-084ARB/MPR** **Minor Project Review (Approved 3 – 0)**
- 2. Historic Dublin Design Guidelines Update**  
**15-076ADM** **Administrative Request (Discussion)**
- 3. Annual Items of Interest** **(Discussion)**

David Rinaldi called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox and Thomas Munhall; Everett Musser was absent. City representatives were: Vince Papsidero, Jennifer Rauch, Joanne Shelly, and Laurie Wright.

#### Motion and Vote

Mr. Munhall moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

#### Motion and Vote

Mr. Rinaldi moved, Ms. Fox seconded, to accept the August 26, 2015, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

The Chair 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 this application.

- 1. BSD HC – Vesna – Sign** **91 S. High Street**  
**15-084ARB/MPR** **Minor Project Review**

The Chair said the following application is a request for the installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinneyhill Lane. He said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site and described the location. She presented the existing projecting sign and bracket as well as the proposed sign designed to identify both tenants. She said the proposed two-sided sign, is composed of a high density urethane (HDU) panel with raised white and black letters and details on a green background. She said it will be attached to the existing decorative metal bracket. She stated the sign meets the requirements for number/type, size, location, color, and height. She said the sign will be hung above a landscaped area and will not obstruct the sidewalk.

Ms. Rauch said approval is recommended for this Minor Project Review with one condition:

- 1) That the applicant conceals all hardware, including the hanging bracket fastener.

David Rinaldi asked if it is possible to conceal the hardware for this type of a sign.

Igor Rapovski, a representative for the applicant, 91 S. High Street, said there will be an eye-hook on the top for a chain to hook up to the existing bracket.

Ms. Rauch said it was discussed at ART that the hardware could be “sandwiched” between the two sides of the panel to keep it concealed.

Mr. Rinaldi asked if there would be a tag line added to the sign at any time such as “Walk-ins Welcome” as shown on a separate little sign at the site currently. Mr. Rapovski said that was part of the old sign and it is being removed. He said his understanding is that second sign was never approved and the owner agreed to have it removed.

Jane Fox said the ARB has been discussing the importance of signs fitting within the context of the streetscape. She asked Ms. Rauch if photographs are being required now to show the ARB how the streetscape looks. Ms. Rauch said photographs are not included with this application but will be submitted for applications coming forward.

Ms. Rauch referred to the front elevation that shows the landscaped area where the sign resides.

Ms. Fox confirmed the colors are white, green, and black and asked if the colors looked appropriate next to the building to which Ms. Rauch answered affirmatively. Ms. Rauch added it is a neutral colored building and the sign coordinates.

### **Motion and Vote**

Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for a Minor Project Review with one condition:

- 1) That the applicant conceals all hardware, including the hanging bracket fastener.

The vote was as follows: Ms. Fox, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

### **Communications**

Jennifer Rauch said she had dates to consider for the Walking Tour that she would email to everyone and get a consensus.

Ms. Rauch introduced Vince Papsidero as the new Planning Director.

Ms. Rauch said for the work session part of this meeting, she recommended adjourning the meeting and using the conference room for a more informal discussion of the *Historic Dublin Design Guidelines* and the Annual Items of Interest.

Jane Fox asked how items approved by the ARB are checked for compliance. Ms. Rauch said the applicant submits a permit and then an inspector visits the site to determine if the improvements matched the approval.

Mr. Rinaldi adjourned the meeting at 6:40 p.m.

The members went into the back conference room for the Work Session.

## **2. Historic Dublin Design Guidelines Update**

The Board reviewed the current draft of the Guidelines and provided additional feedback about additional content and graphics to include in the final draft. Staff will continue with revisions and plan to bring a final draft to ARB in December for review and recommendation to City Council.

## **3. Annual Items of Interest**

The Board reviewed the list of proposed items for 2016 and confirmed the review and updates to Appendix G and the review of funding and resources available to historic property owners were the top priorities. Staff and the Board agreed the first step should be to hire a consultant to update the Ohio Historic Inventory, including historic sites and natural resources within the Historic District. A finalized list with tasks and timeframes will be provided at a future meeting for ARB's review and recommendation for City Council. Additionally, Staff will engage a consultant to begin the update of the OHI before the end of the year.

As approved by the Architectural Review Board on October 21, 2015.