

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
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Columbus, Ohio 43211-1030
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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2539-1		2.County FRA		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2539-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) J. Evans Residence				
Roll No. 1		Picture No.(s) 19						
6.Specific Address or Location 91 S. High Street				16. Thematic Association(s) architecture/19th c.		28. No. of Stories 1		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1840s		29. Basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Greek Revival		30. Foundation Material stone		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction wood frame		J. EVANS RESIDENCE
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
				19a. Design Sources		33. No. of Bays Front 3 Side 4		
				20. Contractor or Builder		34. Exterior Wall Material(s) beveled siding		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319830 4440500 Zone Easting Northing				22. Original Use, if apparent residence		35. Plan Shape <u>L</u>		91 S. HIGH ST.
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				23. Present Use commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved		
11. On National Register? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
12. N.R. Potential?				25. Owner's Name & Address, if known		38. Building Dimensions		
13. Part of Estab. Hist. Dist? Yes				26. Property Acreage		39. Endangered? No By What?		
14. District Potential?				27. Other Surveys in Which Included National Register 4/79		40. Chimney Placement none		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Simple cottage with Greek Revival elements including the cornice with returns and entablature window architraves. A rear wing with a standing seam metal roof is a later addition. The windows on the south side have been altered.		41. Distance from and Frontage on Road		
43. History and Significance (Continue on reverse if necessary) Built c. 1840s, this building is typical of the several small cottages with Greek Revival elements that can be found in Dublin's historic district. J. Evans owned the property in the 1870s.				<p style="text-align: center;">PHOTO</p>		46. Prepared by Bassett/Dub.His.Soc		
44. Description of Environment and Outbuildings (See #52) Located on a corner lot with a one story garage at the rear. An iron fence is located in the front and side yards and a brick sidewalk crosses the property in the front.						47. Organization BDR&C		
45. Sources of Information OHI 8/76; Andrew Smith, owner in 1976; 1872 Atlas of Franklin County.						48. Date Recorded in Field 8/76		
				49. Revised by N.Recchie		50. Date Revised 4/03		
				50b. Reviewed by				



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 17, 2015

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

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

Proposal: 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.

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

Applicant: Luann Albert, Dublin Hair and Nails.

Representative: Igor Rapovski

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

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with one condition:

- 1) All sign hardware be concealed, including the hanging bracket fasteners.

Determination: This application was forwarded to the Architectural Review Board with a recommendation of approval. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION

Vincent A. Papsidero, Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 17, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Alan Perkins, Fire Marshal; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; and Laura Ball, Landscape Architect.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Senior Planner; Claudia Husak, Planner I; and Laurie Wright, Staff Assistant.

Applicants: None present.

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the September 10, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD-HC – Vesna – Sign
15-084ARB/MPR**

**91 S. High Street
Minor Project Review**

Jennifer Rauch said this 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 Pinney Hill Lane. 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 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the revised 7.9-square-foot projecting sign designed to identify both tenants consisting of white and black text and details on a green background. She said the proposed two-sided sign, a high density unit (HDU) panel with raised letters and details, will be attached with an existing decorative metal bracket. She stated the sign meets the requirements for number/type, size, location, color, and height.

Laura Ball recommended the hardware be concealed in the HDU panel. The ART agreed to add that as a condition.

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

- 1) All sign hardware be concealed, including the hanging bracket fasteners.

Ms. Rauch said the condition would be included in the ART's recommendation to the ARB.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for a Minor Project Review with one condition.



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 3, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Laura Ball, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Dave Marshall, Review Services Analyst; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; and Laurie Wright, Staff Assistant.

Applicants: Young Jin Kim, J Tiger Martial Arts (Case 3); Eric Hilty, Hilty Signs (Case 4); James Peltier, EMH&T (Case 5); Nelson Yoder, Crawford Hoying Development Partners (Cases 5 and 6); and Gary Sebach, OHM Advisors (Case 6).

Vince Papsidero called the meeting to order. He asked if there were any amendments to the August 27, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. **BSD-HC – Vesna – Sign
15-084ARB/MPR**

**91 S. High Street
Minor Project Review**

Jennifer Rauch said this 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 Pinney Hill Lane. 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 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented an aerial view of the site as well as the existing sign for Dublin Hair and Nails. She said the applicant is requesting a second tenant, Alterations by Vesna, be added to the sign. She noted the proposed sign meets Code requirements for size and height but does not meet the ground clearance of eight feet. She explained that the sign is not hanging over a sidewalk but rather tucked back in a planting area. Therefore, she said the ARB would have to approve the encroaching ground clearance. She described the existing wood sign that hangs from metal brackets. She said the proposed sign is green, black, and white and is proposed to be vinyl. She said that a different material could provide more depth and interest to the sign and recommended the coordination of fonts for the two portions of the sign. She said the proposal has been sent to the City's sign consultants, Studio Graphique for review and alternative material suggestions.

Ray Harpham asked if the font selected was the company's brand or logo. Laura Ball indicated it might be the brand's logo as it appears to be a 'ticket' for the second tenant. Ms. Rauch said she would confirm with the applicant.

Vince Papsidero questioned the proposed design because of the spacing between the two tenant signs.

Ms. Rauch indicated there was a single entrance to access both tenant spaces, but the tenants were independent of each other.

Joanne Shelly said the existing wood sign is higher quality than the proposed. She suggested there be more dimensionality and the fonts be modified to be more cohesive.

Ms. Ball said the City has used a plastic material that resembles wood and suggested a similar material for this sign. She said it would not need painting, is lightweight, and could hang on the existing bracket. Dave Marshall added the plastic is a high density urethane (HTU).

Ms. Rauch said the ARB has approved such plastic signs in the past. She said she would relay any feedback provided by the sign consultant and discuss possible changes with the applicant. She said if the applicant has to file a time extension, they could still go forward to the ARB for the meeting on September 23, 2015.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.

**2. BSD-SCN – Journey Church – Sign
15-085MPR**

**6608 Dublin Center Drive
Minor Project Review**

Jennifer Rauch said this is a request for the installation of a monument sign for a church on the east side of Dublin Center Drive, approximately 200 feet north of the intersection with Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066.

Ms. Rauch presented an aerial view of the site and noted the existing brick building on the free-standing parcel. She presented the existing two-sided sign. She said the sign meets requirements for size, color, and height, but is not properly affixed and will require a masonry base. She said Journey Church has a six-year contract including a year-to-year lease.

Laura Ball asked if the sign could be unbolted. Ms. Rauch answered she was not certain.

Aaron Stanford inquired about the location of the sign. Ms. Rauch replied the site plan did not include dimensions but she thought it might be within eight-feet of the right-of-way.

Colleen Gilger asked if the sign could be moved.

Ms. Ball indicated that a 'sleeve' and trim work could hide the current hardware. The ART agreed.

Ms. Shelly asked if brick could be considered for the base to match the building.

Dave Marshall inquired about the size of the secondary image. Ms. Rauch said the secondary image exceeds 20% of the sign and therefore is permitted five colors.

Mr. Marshall said landscape is required around the base and suggested the sign be raised so the landscape would not obscure the sign.

Ms. Ball suggested that if the sign was kept at the same height and wrapped with masonry, ground cover Junipers could be used to provide year-round coverage.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.