



Land Use and Long
Range Planning
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

March 28, 2012

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

**2. 83 South High Street
12-020ARB**

**83 South High Street
Exterior Modifications**

Proposal: Replace the existing siding, windows, rear door and install a fence and patio to the rear of an existing building in the Historic District, located on the west side of South High Street, south of the intersection with Eberly Hill.

Request: Review and approval of exterior and site modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Julie Seel; represented by Tom Samms.

Planning Contact: Tori Proehl, Planning Assistant.
Eugenia M. Martin, ASLA, Landscape Architect.

Contact Information: (614) 410-4600, vproehl@dublin.oh.us | emartin@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Tasha Bailey to approve this application for exterior modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with three conditions:

- 1) Relocate the fence outside the required side yard setback or obtain a variance for the proposed location;
- 2) Configure and relocate the patio to not interfere with the existing trees on the site, subject to Planning approval; and,
- 3) Obtain a *Certificate of Zoning Plan Approval* for the fence and patio.

VOTE: 5 - 0.

RESULT: This application for exterior modifications was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Tasha Bailey	Yes
Bob Dyas	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

Mr. Dyas asked if the piece of trim missing on the front porch deck and the rotten band board on the front would be replaced. Ms. Dawson said yes.

William Souders asked if the signs were allowed by Code to project beyond the property line which was at the setback. Ms. Rauch said they were allowed because they are located high enough about the sidewalk.

Mr. Souders asked what the advantage was to have the projecting sign on the south side of the building instead of a wall-mounted sign, closer to the door. Ms. Dawson said the projecting sign would be seen better from the alley.

Mr. Currie pointed out the building exterior design was called 'Queen Anne or Painted Lady' and typically there would have been three to five different colors. He asked if that had been considered. Ms. Dawson said they discussed the colors, but decided to reflect the buildings across the street.

Mr. Currie said he agreed that it would have stood out if the building was painted with multiple colors. He asked if the roof would be painted. Ms. Dawson said the roof would be sanded down and repainted.

Mr. Schisler said he was concerned because the projecting sign on the south side could be seen from the public street frontage therefore; two projecting signs will be visible from the street.

Mr. Currie pointed out if the projecting sign was on the wall, it would not be seen at all.

Mr. Souders asked what signs were permitted by Code. Ms. Rauch said under the current Code, one sign would be permitted for the frontage along North High Street, and if there was a rear entrance, then a second sign would be permitted which could be projecting as well. She said the BSC Code would provide more flexibility.

Mr. Souders said he wanted to add a condition for clarification that the other details discussed by the Board be painted accordingly.

Motion and Vote

Robert Schisler made a motion, seconded by Tom Currie to approve this application for exterior and sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with three conditions:

- 1) A sign permit be obtained prior to installation;
- 2) The awning mounting hardware be removed prior to repainting; and
- 3) The trim details under the gable, and the front porch and entrance details be painted to match the approved paint scheme.

Karita Dawson agreed to the three conditions.

The vote was as follows: Mr. Souders, yes; Ms. Bailey, yes; Mr. Dyas, yes; Mr. Currie, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

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83 South High Street Exterior Modifications

Jennifer Rauch presented this application for modifications to the exterior of the building and the site. She said the site contains an existing building located on the South High Street frontage and access to a

carriage house located along Mill Lane which shares parking with two buildings located to the south. Ms. Rauch said the site was before the Board in January for exterior modifications to the windows, siding, and doors. She said the applicant is requesting to replace the existing aluminum siding located on the south (rear) of the existing structure with one-inch lap siding to match the remaining two sides. Ms. Rauch explained since the January approval, the applicant is requesting approval to replace the siding on all of the elevations with a five-inch lap siding to create more of a reveal. She said the previously approved siding color, dark green color, and the trim color, cream color will continue to be used.

Ms. Rauch explained the applicant received Board approval in January to replace all the existing windows with double-hung windows with dividers on the top portion. She said the applicant is requesting double-hung windows without the dividers on all the elevations to provide a simpler look for the house. Ms. Rauch said additionally, the applicant is proposing to replace the existing rear door with a half-light door.

Ms. Rauch said the applicant is proposing to make minor site modifications to incorporate a three-foot tall cedar picket fence to the rear of the yard. She said Planning has identified the fence as proposed, encroaches within the five-foot required side yard setback and has indicated the applicants need to revise the plans to show the fence in a compliant location or obtain a variance from the Board of Zoning Appeals to locate it as proposed.

Ms. Rauch said the existing brick sidewalk is proposed to be removed and the existing rear patio reconfigured. She said the applicant will need to work with Planning to ensure the location of the new patio does not interfere with existing trees located on the site.

Ms. Rauch said Planning had reviewed this application, and recommends approval with three conditions:

- 1) Relocate the fence outside the required side yard setback or obtain a variance for the proposed location;
- 2) Configure and relocate the patio to not interfere with the existing trees on the site, subject to Planning approval; and,
- 3) Obtain a *Certificate of Zoning Plan Approval* for the fence and patio.

Ms. Bailey recalled the original proposal was to discover how much of the original siding could be maintained and the plan to replace it was secondary. She asked what was discovered.

Tom Samms representing Julie Seel, stated in January the intent was to remove the aluminum siding and use what could be saved from the other side. He said they realized that there was more intensive work that needed to be done with the original shingles and they could not match them with hardi shingles. He said the applicant then decided to replace all the siding with lap siding. He said they determined they could use a narrow siding and it would be better looking and easier. Mr. Samms said all of the trim and siding on the house, including the newer extension will be replaced.

Tom Currie said it had been interesting to observe the siding and shingles being removed. He pointed out that the existing siding would not be removed, but covered with Tyvek house wrap and then the hardi siding. He asked if the second floor window on the north elevation would be retained. Mr. Samms said the existing second floor window would be exposed.

Ms. Bailey said although the carriage house is not part of this application, was it just a secondary item at this point. Mr. Samms said they had a resident living there now, and modifications to the building were planned for the future.

Bob Dyas asked if the covered porch columns on the back would be wrapped. Mr. Samms explained they were going to replace the two-by-sixes with new matching wood columns and there would be no gingerbread trim on the back.

Ms. Bailey asked if the shed roof was part of the original architecture. Mr. Samms said it was unknown if it was original, but he had planned to keep it and enhance it with the same trim.

Mr. Samms agreed to the conditions.

Mr. Currie said this will be a great improvement.

Motion and Vote

Robert Schisler made a motion, seconded by Tasha Bailey, to approve this application for exterior modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with three conditions:

- 1) Relocate the fence outside the required side yard setback or obtain a variance for the proposed location;
- 2) Configure and relocate the patio to not interfere with the existing trees on the site, subject to Planning approval; and,
- 3) Obtain a *Certificate of Zoning Plan Approval* for the fence and patio.

The vote was as follows: Mr. Dyas, yes; Mr. Currie, yes; Mr. Souders, yes; Ms. Bailey, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

3. Oscar's Restaurant 11-017ARB

72 and 84 North High Street Site Modifications

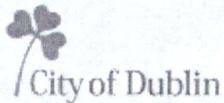
Jonathan Lee presented this application for review and approval of site modifications for an existing restaurant. He said the applicant proposes to install an arbor system on an existing patio shared by 72 and 84 North High Street. He said the arbor system will consist of three, 9-foot tall arbor rails varying in length from 18 to 26 feet. He said the distance between the rails will be ten feet on center. Mr. Lee said the arbor system will be made of unfinished cedar which will weather naturally. He said grapevines will be planted at the base of the arbor posts and will wrap up the posts, onto the trellises. He said this will require removal of some pavers at the base of the arbor posts.

Mr. Lee said Planning had reviewed this application with respect to the Zoning Code and the *Historic Dublin Design Guidelines* and recommends approval with no conditions.

Robert Schisler asked if a trellis is considered to be a fence in the Zoning Code and required to adhere to the setbacks. Jennifer Rauch stated it would have to meet the setback requirements.

William Sounders asked if the fence shown was the existing fence. Ms. Rauch said it was existing and the applicant had to obtain a right-of-way encroachment approval for the fence. She said it was allowed to remain there because it was existing. She said the arbors are not within the right-of-way, but they are forward of the structure.

Mr. Souders asked if all the nomenclature on the drawings was from the original proposal. Ms. Rauch said only the arbors were being added and everything else shown on the plans had been previously approved.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 25, 2012

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

**3. 83 South High Street
12-003ARB**

**83 South High Street
Exterior Modifications**

Proposal: Exterior modifications to replace the siding, windows, and doors on an existing building within the Historic District, located on the west side of South High Street, south of the intersection with Eberly Hill.

Request: Review and approval of exterior modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Julie Seel, represented by Tom Samms.

Planning Contacts: Tori Proehl, Planning Assistant
Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4600, vproehl@dublin.oh.us | emartin@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by William Souders, to approve this application because the proposed exterior modifications meet the criteria of the *Historic Dublin Design Guidelines* and Zoning Code, with two conditions:

- 1) The applicant use the existing siding under the aluminum siding if salvageable; and
- 2) If new siding needs to be used, the exposure of the new siding match the exposure of the existing siding.

VOTE: 5 - 0.

RESULT: This application was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Tasha Bailey	Yes
Bob Dyas	Yes

STAFF CERTIFICATION

Eugenia M. Martin, ASLA
Landscape Architect

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83 S. High Street

Souders asked if the applicant would agree to use only three colors, one green, white, and gold on the 24-inch by 24-inch sign. Mr. Jacob agreed.

Mr. Schisler asked why the names would not be on the sign. He said he thought they were allowed to do it because the sign was in the rear parking lot. Ms. Martin said they could be included, but it was discussed if the tenants changed, it meant three signs would need changed, whereas in this case, you could either peel off the window sign or remove a panel on the front sign versus having to modify all three.

Mr. Souders said that he did not want to set the precedence of having four sign colors. He said whether the gold becomes white or the shamrock was eliminated, or the shamrock was white and the letters were green, was the applicant's decision. He said he did not care which green color was used. Mr. Jacob said most likely, the gold color will be replaced by white.

Ms. Martin explained currently the Zoning Code only permits three colors, and they are bound by that.

Motion and Vote

Robert Schisler made a motion, seconded by Tasha Bailey, to approve the sign modifications with the sign area proposed, because the proposal meet the criteria of the *Historic Dublin Design Guidelines* and Zoning Code, with three conditions:

1. The applicant revise the ground sign and the directory sign to eliminate one of the four proposed colors to meet Code.
2. The applicant relocate the ground sign to be eight feet from the right-of-way or obtain a variance from the Board of Zoning Appeals.
3. The applicant submit information to Planning verify the area of the existing window sign on the secondary entrance door located along North Street and modify the sign, if necessary to ensure it does not exceed four square feet.

The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Dyas, yes; Ms. Bailey, yes; and Mr. Schisler. (Approved 5 – 0.)

3. 83 South High Street 12-003ARB

83 South High Street Exterior Modifications

Eugenia Martin introduced Tori Proehl, who presented this application for exterior modifications to replace siding, windows, and doors on an existing building. Ms. Proehl described the site and the surrounding area. She said the building has aluminum siding on the east and north elevations which is proposed to be replaced with cementitious Hardie Shingle siding. She said the second-story window on the north elevation will be removed and the area covered with siding. Ms. Proehl said New Hardie Board trim is to be applied to the east and north elevations. She said the proposal also includes replacing the front door and seven windows on the east elevation and two windows on the north elevation. She said wood shingle siding covers the south and west elevations which will be repaired and maintained and the remaining trim will be replaced or repaired as needed.

Ms. Proehl said the applicant is proposing to remove air conditioner openings on the first and second floors of the south elevation and cover the area with wood shingle siding to match. She said three windows on the west elevation and four on the south elevation will be replaced with cementitious siding which is Hardie Shingle straight edge panel with an exposure of up to seven inches. Ms. Proehl said the applicant should ensure the new siding is installed with the same amount of siding exposure as the existing siding to achieve as close a match as possible. She said the new and remaining trim will be painted Sherwin Williams' Downing Sand. Ms. Proehl said the replacement windows will be a two over one-style aluminum clad, double-hung architect series window manufactured by Pella. She said the

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window trim color will be Almond. She said the applicant proposes to replace the existing front door with Therma-Tru fiberglass entry door. She said the front and rear doors will be painted Sherwin Williams' Rookwood Dark Red.

Ms. Proehl said this proposal meets all of the general review standards and Planning recommends approval with one condition:

- 1) The applicant should ensure that the new siding is installed with the same amount of exposure as the remaining siding to closely match the siding on all sides.

William Souders asked about the replacement window lights.

Tom Samms, representing the applicant, Julie Seel, said the proposed replacement windows are a two-over-one divided light. Mr. Souders confirmed it was applied and not two pieces of glass. He said usually, they discuss how it is being addressed, but in this case, it is applied to the inside and outside. Mr. Samms said it was Pella's closest window style to resemble a true divided light.

Mr. Souders asked why they were changing from horizontal siding to shingle siding. Mr. Samms said the idea was to take it back to as much of a historic look as possible, assuming the aluminum siding was added in the 60s or 70s for probably not a good reason. He said they hoped when they removed it, they will find cedar shingles underneath it and not have to install any new shingles. He said it depended upon the condition of what is found underneath, so they want to have approval to give it the same shingle sided look as the rest of the house. He said they knew the shingles were not original. He said the house was built in 1830 and the original lapboard siding can be seen in certain areas inside.

Mr. Souders asked why, if they know it was done with lap siding originally and may have been redone into the shingles, they are going with shingle siding as opposed to the lap siding. Mr. Samms said only to not replace everything and every surface on the outside of the house.

Ms. Martin explained the applicant submitted photographs not included in the presentation that revealed the material on the south and west elevations had a similar look to the proposed siding, except what exists is a six-inch reveal and what is proposed is a seven-inch reveal. She described it as a straight edge shingle. Mr. Samms shared the photograph with the Board members.

Mr. Souders referred to the trim around the windows and asked if the profile would be the same as exists and the width would not get narrower than what they saw. Mr. Samms said that was correct.

Tom Currie asked if mantles were being considered for above the windows or wire wood boards on the sides. Mr. Samms said no, they were using the same 1-inch-by-1-inch trim on the top and sides and the sill on the bottom, without a trim board underneath it, to match the existing historic details.

Mr. Currie asked if the south elevation was plain. Mr. Samms said it was.

Mr. Currie pointed out there were no photographs of the south elevations included in the packets. He said the building width was just 34 feet. Mr. Currie asked why the second floor window on the north elevation was being removed. Mr. Samms said it was originally a bedroom with no closets and the interior plan includes a closet in that location. He said they discussed leaving the window intact with a closed shutter over it, which they could do, but because there are no other shutters on the elevations, they considered that might be inconsistent with the rest of the style of the house. He said they were open to doing it either way.

Robert Schisler asked if there could be a closed wood shutter inside. Mr. Samms said the window needed to be replaced.

Tasha Bailey asked if it was just for aesthetic reasons they were taking the color so dark, or did it have something to do with the shingles. Mr. Samms said it was just a color choice by the owner. He said they were the colors approved currently for the Dublin Village Tavern.

Mr. Currie asked if the front door had sidelights. Mr. Samms said that in the Dublin archives there was a picture from the 1800s that showed a covered porch, but there were no sidelights or transom window. He said they selected a door with two windows on the top sections which was accurate from a style standpoint that would also provide light.

Bob Dyas noted the more ornate trim on the original door and the more contemporary, plain trim on the replacement door. He asked if that met the historic character of the building. Mr. Samms said the original door treatment was not well done. He said it was cut off at the window above. He said it strictly had no historical significance to the building. He said they were taking it back to something that would have been more accurate to what it could have been when it was originally done.

Mr. Currie referred to the west elevation and asked if the porch would have a ceiling. Mr. Samms said they were not going to do anything to the porch because they were not sure how significant, from a historical standpoint, the structure is, and they did not want to make any major changes to it. He said they plan to leave it open. He said the old, handmade columns were a little out of scale, but they did not want to affect them.

Mr. Currie suggested a condition if the shingles underneath the aluminum are salvageable or usable, that they be used and not automatically use the Hardie siding. Ms. Bailey asked if only a percentage of the old shingles were salvageable, how will the Hardie siding match. Mr. Samms said they would not mix the two shingle types on any elevation. He said they would change the whole elevation to make sure it matches the other elevations.

Motion and Vote

Robert Schisler made a motion, seconded by William Souders, to approve this application because the proposed exterior modifications meet the criteria of the *Historic Dublin Design Guidelines* and Zoning Code, with two conditions:

- 1) The applicant use the existing siding under the aluminum siding if salvageable; and
- 2) If new siding needs to be used, the exposure of the new siding match the exposure of the existing siding.

The vote was as follows: Ms. Bailey, yes; Mr. Dyas, yes; Mr. Currie, yes; Mr. Souders, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

~~4. **Bad Frog Frozen Yogurt** **12-004ARB**~~

~~Eugenia Martin introduced Alexis Dunfee, who presented this application for sign modifications to the Bridge and High Sign and Graphics Plan. She explained this site was before the Board recently for modifications to the Sign and Graphics Plan as well as modifications to the Development Text. She said since that approval, the applicant is now requesting additional modifications. She said the Plan currently permits the background color of tenant wall signs and tenant blade signs to be one of four colors, Rookwood Red, Hunter Green, Rookwood Dark Brown, and Tricorn Black. Ms. Dunfee said the applicant is requesting to add a background color to include Commodore Blue. She said approval of this color modification will allow the applicant to utilize the blue color for a background, as well as any subsequent tenants of the Bri Hi Square development.~~

~~**15 North High Street** **Sign Modifications**~~

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