



MEETING MINUTES

Architectural Review Board

Wednesday, April 26, 2017

AGENDA

- 1. BSD HC – Town Center II, Johnson’s Real Ice Cream** **55 W. Bridge Street**
17-030ARB-MSP **Master Sign Plan (Approved 4 – 0)**
- 2. BSD HTN – Bridge Park West, 3 Palm’s Restaurant - Patio** **108 N. High Street**
17-021ARB-MPR **Minor Project Review (Approved 4 – 0)**

The Chair, David Rinaldi, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Shannon Stenberg, and Everett Musser. Thomas Munhall, was absent. City representatives were: Jennifer Rauch, Lori Burchett, and Laurie Wright.

Administrative Business

Motion and Vote

Ms. Stenberg moved, Mr. Musser seconded, to elect Jane Fox as the 2017 – 2018 Vice Chair. The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; and Mr. Musser, yes. (Approved 4 – 0)

Motion and Vote

Mr. Musser moved, Ms. Fox seconded, to re-elect David Rinaldi as the 2017 – 2018 Chair. The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Ms. Fox, yes; and Mr. Musser, yes. (Approved 4 – 0)

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to accept the documents into the record. The vote was as follows: Mr. Musser, yes; Ms. Stenberg, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Motion and Vote

Mr. Musser moved, Ms. Stenberg seconded, to accept the meeting minutes from February 22nd and March 22, 2017, as presented. The vote was as follows: Mr. Rinaldi, yes; Ms. Fox, yes; Ms. Stenberg, yes; and Mr. Musser, yes. (Approved 4 – 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 during this meeting.



**1. BSD HC – Town Center II, Johnson’s Real Ice Cream
17-030ARB-MSP**

**55 W. Bridge Street
Master Sign Plan**

The Chair, David Rinaldi, said the following application is a request for a Master Sign Plan including one projecting sign and one awning sign for a site located on the south side of W. Bridge Street, approximately 100 feet east of the intersection with Franklin Street. He said this is a request for a review and approval of a Master Sign Plan under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Lori Burchett stated she would be presenting for Logan Stang this evening. She presented an aerial view of the site, which is the former Sister’s Sweet Shoppe tenant space on the ground floor of the eastern side of the building. She presented a street view of the tenant space from W. Bridge Street. She said the projecting sign is proposed for the northeastern corner of the building at a 45 degree angle to allow visibility from both the east and the west. She said the proposed awning sign will replace the existing awning sign above the main entrance.

Ms. Burchett presented a graphic of the 7.5-square-foot projecting sign with a cream background with satin black text. She explained the secondary logo, which includes the text “EST. 1950” with the ice cream cone symbol is slightly larger than the 20% area permitted by Code. She said this was a condition of approval from the ART and the applicant has revised the logo portion to meet the requirements. As far as height and location, she reported the height is being met but the projecting sign should be within 6 feet of the principal entrance and this is proposed for approximately 9 feet, 8 inches from the entrance, hence the request for a Master Sign Plan. She explained that by allowing this sign at this corner, it provides better visibility and adds interest to the building as well. She said the awning sign meets the Code requirements but a condition of approval has been added so the ice cream cone symbols be removed from the side of the awnings and just the name of the tenant be maintained on the front. She reported the applicant has provided drawings to illustrate the cones have been removed, therefore the second condition has been met as well.

Ms. Burchett reported Staff and the ART have reviewed the application against the general review standards and the Bridge Street Design Guidelines and found the criteria has been met or will be met with conditions, or as part of the Master Sign Plan. While there is no specific criteria for a Master Sign Plan, she said the Code outlines the intent and purpose of a MSP and the proposal meets those four guidelines, overall. She added the signs are compatible with the criteria laid forth from the *Historic Dublin Design Guidelines*, too.

Ms. Burchett said approval is recommended with two conditions as stated:

- 1) That the secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and
- 2) That the secondary image size for the projecting sign should be revised to meet the Code.

Jane Fox asked if the awning will be black with cream lettering.

Matt Wilcoxon, 2728 E. Main Street, Columbus, OH, 43209, confirmed the colors of the awning and that the two doors will remain the existing teal color. Ms. Fox said she prefers the black awning because there was so much color before.

Everett Musser asked if there is a graphic of the sign as it will be revised. Ms. Rauch said the applicant provided that to Staff prior to the meeting so the conditions will stay as they are.

Mr. Musser asked how much smaller the logo is after the revision. Ms. Rauch answered the difference is minor. Mr. Wilcoxon said the logo is now 11 inches in size rather than 11.5 inches as originally proposed.

Ms. Fox stated she likes the proportions of the cone on the sign; it looks nice.

Nobody attended from the public, therefore there would be no public comment and the Chair requested a motion.

Motion and Vote

Ms. Fox moved, Mr. Musser seconded, to approve the request for a Master Sign Plan with two conditions:

- 1) That the secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and
- 2) That the secondary image size for the projecting sign should be revised to meet the Code.

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 4 – 0)

2. BSD HTN – Bridge Park West, 3 Palm’s Restaurant - Patio 17-021ARB-MPR

108 N. High Street Minor Project Review

The Chair, David Rinaldi, said the following application is a request for a patio addition and associated site improvements to a restaurant space on a 1.68-acre parcel on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive. He said this is a request for a review and approval for a Minor Project Review under the provisions of the Zoning Code and the *Historic Dublin Design Guidelines*.

Lori Burchett presented an aerial view of the site and explained the tenant space is on the first floor, High Street level of Building Z that is a previously approved project in Bridge Park West. She presented the approved Site Plan for Building Z that shows a street-level open area on the northwest corner of the building. She said the applicant is proposing to cover the space with a 600-square-foot metal pier frame structure, clad with stone, and a metal framed canopy. She explained the space would be used as a patio area, utilizing what was already approved but the MPR is for the use of the patio and the framed canopy addition. She presented the proposed patio addition and explained the canopy is detailed with cement board siding and wood trim elements. A decorative awning is proposed she said on the western façade of the building. Due to the existing building type of Building Z, the materials for the addition must comply with building Code requirements for fire separation she noted, and the applicant has worked with building staff to ensure the materials selected will meet the requirements. In instances where wood cannot be used, she explained the material will be finished to give the appearance of wood. She stated a Waiver was previously granted for cement board siding as part of the original building’s Site Plan Review.

Ms. Burchett presented the garage door system that will be used to enclose the space. She noted some examples and stated the proposed system will be a similar color as shown to match the existing building materials.

Ms. Burchett reported the ART has found that the review criteria for a Minor Project Review has been met or will be met with conditions as well as being consistent with applicable ARB review standards. She said the ART recommends approval with one condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

Ms. Burchett explained that is a requirement of the Zoning Code.

David Rinaldi asked if the roof is standing seam metal and what the color would be. Ms. Burchett answered it is a metal canopy consistent with the metal materials that were approved as part of the Site Plan Review for Building Z.

Steve Ciciretto, AIA, Architect, 270 Park Place, Chagrin Falls, OH 44022, said the patio would be used year round and presented renderings of patios that this is similar to side-by-side with the proposed patio. He pointed out the stone on the piers match the stone that was previously approved for Building Z. He clarified the north door operates like a garage door and the one on the west operates like a folding door so it can be pushed back to the side and all could be open at one point.

Motion and Vote

Ms. Stenberg moved, Mr. Musser seconded, to approve a request for a Minor Project Review with the following condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.

The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Ms. Stenberg, yes. (Approved 4 – 0)

Communications

Jennifer Rauch said Tom Munhall has resigned from the ARB and that his resignation was forwarded to Council earlier this week. She said Council will post the open position and conduct interviews. She encourage the Board members let anyone they know that would be interested to please check the website for details.

Everett Musser asked about the length of the term. Ms. Rauch answered it would be two, three-year terms.

Ms. Rauch reported the Basic Plan for both the library and the parking garage have been approved by City Council and Council determined they will be the reviewing body for the future applications. She indicated Council also requested ARB be included in the review of the project, with more details to follow.

Ms. Rauch said Staff is working through the schedule for the Bridge Street Code Amendments as they relate to the Historic District. She anticipates that information will be brought to the ARB in May or a special meeting in June. She said Staff has received the final draft of materials for the Historic and Cultural Assessment. She said the consultant will present that information to the Board along with their recommendations.

Jane Fox said she has received so many inquiries about the Historic District amendments and she would like to be able to share the notes from the special work session. She indicated she is worried that there is not going to be enough time for public comment on it. Ms. Rauch stated the consultant would prepare the same presentation for the public that was shared with the Board. Ms. Fox said it is such an important piece as development comes down the road so it should not be delayed too long. Ms. Rauch clarified the record of the meeting was not prepared as minutes, just as informal notes.

Ms. Fox inquired about demolition. Ms. Rauch indicated the Code Amendments and the Historic and Cultural Assessment projects need to get wrapped up prior to starting the demolition modifications.

Ms. Fox asked if updated Guidelines will help the ARB operate better. Ms. Rauch explained the requirements in the Code are the 'must haves' and the more subjective language will be removed and

placed into the *Historic Dublin Design Guidelines* instead to allow the ARB more flexibility. She added the results of the assessment will delineate contributing/non-contributing factors and help with how the various standards would be applied. She reiterated that the Code will be very clear on what one can and cannot do and the *Historic Dublin Design Guidelines* would provide the supplemental information, taking into account the character of an area, etc. She said the intent is to balance objective and subjective.

Ms. Fox asked if there will be guidelines for the BSD like the design guidelines for the Historic District to which Ms. Rauch answered affirmatively.

David Rinaldi interjected that even though the extent of requirements applied will be clearer, the guidelines will still be subjective.

Ms. Fox indicated the consultant made the guidelines seem like they would provide a direction so the subjectivity could be defended.

Mr. Rinaldi said he wants to see the conflicts between the two documents eliminated.

The Chair adjourned the meeting at 7:14 pm.

As approved by the Architectural Review Board on May 24, 2017.