

OHIO HISTORIC INVENTORY

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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8802-1		2.County Franklin		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 8802-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s)				
Roll No. 1		Picture No.(s) 22						
6.Specific Address or Location 113 South High Street				16. Thematic Association(s) commerce		28. No. of Stories 1 1/2		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period c.1870		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material stone		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		31. Wall Construction wood frame		
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319880 4440420 Zone Easting Northing				19a. Design Sources		33. No. of Bays Front 4 Side 2		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		34. Exterior Wall Material(s) asbestos shingle		
11. On National Register? Yes				21. Building Type or Plan		35. Plan Shape <input type="checkbox"/> L		
12. N.R. Potential?				22. Original Use, if apparent residence/commercial		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist? Yes				23. Present Use commercial		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		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				25. Owner's Name & Address, if known		39. Endangered? No By What?		
16. Property Acreage				26. Other Surveys in Which Included		40. Chimney Placement off center/ridge		
42. Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This building has historic 2/2 windows, standing seam metal roof, an entrance with transom, and a porch located in the ell. The siding material appears to be the only exterior alteration to the building.				27. Other Surveys in Which Included		41. Distance from and Frontage on Road		
43. History and Significance (Continue on reverse if necessary) This small vernacular building is typical of the scale of the Dublin Historic District. Although it appears to have been built as a residence, it was used as a saloon in the 1870s and was owned by Hiram Hayes.				<p>PHOTO</p>		46. Prepared by N. Recchie		113 S. High St.
44. Description of Environment and Outbuildings (See #52) Located in the Dublin Historic District. It has a small yard and a brick sidewalk across the front.						47. Organization BDR&C		
45. Sources of Information Shanachi Historical Magazine, Dublin High School, Vol.III, Spring 1988, p.52						48. Date Recorded in Field 3/03		
				49. Revised by		50. Date Revised		
				50b. Reviewed by				

Parcel 273-000034 **Address** 113 S High St **OHI** FRA-8802-1

Year Built: Ca.1870	Map No: 128	Photo No: 2095-2098 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Commercial
Style: Vernacular/Gabled Ell	Foundation: Stone	Wall Type: Frame
Roof Type: Cross gable/standing seam metal	Exterior Wall: Asbestos	Symmetry: No
Stories: 1	Front Bays: 4	Side Bays: 2
Porch: One-story hipped roof porch on façade supported by columns	Chimney: 1, Interior, on ridge near center of house	Windows: 2-over-2 Wood sashes

Description: The house has a Gabled Ell form with an expanded hip-roof component on the west elevation. The structure rests on a stone foundation. The walls are clad in asbestos shingles, and the roof is sheathed in standing seam metal. An open porch with a half-hipped roof is placed at the juncture of the façade gable and ell. The porch has a concrete deck and Doric columns supporting the roof. The front door is within the porch. Windows present are two-over-two wood sashes, flanked by fixed shutters on the façade. A one-story concrete block garage is located west of the house.

Setting: The property is located on the west side of S High St in the old village core of Dublin.

Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: Y
 Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity.

Historical Significance: The building is contributing the City of Dublin's local Historic Dublin district, and the Dublin High Street Historic District. The property is recommended to remain contributing to the local district and the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes Local Historic Dublin district **Contributing Status:** Contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



113 S High St, looking west



113 S High St, garage, looking northeast



MEETING MINUTES

Administrative Review Team

Thursday, November 2, 2017 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Manager; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant. Shawn Krawetzki, Landscape Architect arrived to review the last case only.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Nicholas Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Dan Morgan, Behal Sampson Dietz (Case 1); Bhakti Bania and Zac Romer-Jordan, BBCO Design LLC (Case 2); Wayne Schick, Cameron Mitchell Restaurants LLC (Case 3); Matt Starr, Crawford Hoying Development Partners (Case 4); and Sean Clark, DaNite Sign Company (Case 5).

Jennifer Rauch called the meeting to order at 2:02 pm. She asked if there were any amendments to the October 19 meeting minutes. The minutes were accepted into the record as presented. She noted the following Minor Modifications:

- Bridge Park, Local Cantina – Modifications to sign, provided general requirements are maintained.
- The Offices at Stoneridge – Modifications to sign, provided general requirements are maintained.

PRE-APPLICATION

1. BSD HC – Redwood Financial Group 17-110ARB-BPR

113 S. High Street Informal Review

Lori Burchett said this is a proposal for the demolition of an existing detached accessory structure and construction of a new 4,000-square-foot office building behind an existing historic structure with associated site improvements. She said the site is west of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane. She said this is a request for an informal review of a Basic Plan Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented an aerial view of the site. She stated the City of Dublin is currently considering an amendment to the Bridge Street District Zoning Code and Zoning Map and this property is within the scope of the amendment proposal for creating a new district. If adopted, she said the zoning requirements would change for this property. She said that could include limiting building types and height as well as decreasing building and lot coverage. She explained the applicant has filed this application under the current Zoning Code and would be governed by the current regulations. She said the *Historic Dublin Design Guidelines* still apply and no amendments are intended in the near future.

Ms. Burchett said the existing commercial building, formally a single-family house, is a historic structure built in 1870 and is considered contributing per the Historic and Cultural Assessment. However, she said the detached accessory building (garage) is not specifically addressed in the Historic and Cultural Assessment nor is it detailed in the Ohio Historic Inventory.



Ms. Burchett presented the proposed conceptual site plan where the applicant plans to infill the property with a two-story building constructed in the rear of the existing one and the one and a half-story historic structure will remain as an office use that has frontage on South High Street. No changes are proposed to the existing structure, she noted, but an 11-space parking lot is proposed for the west side of this property with direct access from Mill Lane. She said a pocket park with seating areas and a courtyard are also proposed. She pointed out that the proposed 400-square-foot pocket park would be between the existing structure and the northern property line and the shared entry courtyard proposed would connect the two buildings.

Ms. Burchett said the character of the Historic District has been established as an intimate, small village scale with buildings located close together, along the sidewalk, and range from one to two-and-one-half stories in height. She noted that nearly all of the buildings have a residential quality rather than a continuous streetscape of commercial buildings with storefronts. The spatial relationships among buildings, she said, make Historic Dublin unique and the existing open spaces between the buildings adds to this character.

Ms. Burchett stated the footprint of the proposed building is 2,000 square feet and the total building coverage would be $\pm 30\%$ of the lot with 69% total impervious lot coverage. There is a separation of 11 feet, 8 inches proposed between the two buildings and the proposed structure is 68 feet from the rear property line.

Under the proposed Zoning Code amendment, Ms. Burchett noted the maximum height of new structures would be 24 feet measured to the midpoint of the eaves and there is a required separation of a minimum of 18 feet between buildings. She said buildings would be limited to one and a half-stories in the rear. Additionally, the building footprint would be limited to 1,800 square feet with a maximum building coverage of 50% and 75% maximum impervious - with a 10% allowance for semi-pervious surfaces.

Ms. Burchett said the story height and mass for the proposed new construction is larger than the existing structure. She stated the *Guidelines* recommend the following:

- Design should observe typical nearby building heights by using a similar height, but in any case do not exceed two stories [at the street grade]; and
- Massing should be fairly simple, generally as plain rectangular shapes.

Ms. Burchett indicated the heights are relatively comparable but the mass is larger than the existing historic building on the site. She indicated it would be unique with the one and a half-story structure on High Street as the infill in the rear would be taller and this is not seen very often in Historic Dublin.

Three proposed concepts were presented with the view from High Street looking northwest and then from High Street looking southwest.

Ms. Burchett noted the business next door, Gem Law, is a two-story building with a one and a half-story accessory structure/carriage house behind it on that property.

Ms. Burchett said the proposed footprints and mass for the three concept designs vary slightly but overall, measure about the same for mass and height. She emphasized the *Guidelines* note that Dublin has an unusually intimate scale and that nearly every building has a small, pedestrian scale that is inviting to people. She added new construction should be designed with a sense of scale appropriate to that of Historic Dublin, with proportions carefully controlled.

Ms. Burchett stated the footprint of the proposed building is 2,000 square feet and is 4,000 square feet in size, while the footprint of the existing historic structure is 1,000 square feet and is 1,286 square feet in size. According to the Franklin County Auditor, she reported, the main two-story building on the property to the north has a $\pm 1,700$ -square-foot footprint and 2,580 square feet in size with the one and a half-story building in the rear. The property to the south has a $\pm 1,200$ -square-foot footprint and is 1,563 square feet in size.

Ms. Burchett indicated the two-dimensional architectural pattern is consistent with the character of the existing building with the dropped hip roof, roofline, and basic rectangular form; and new building designs should use massing similar to that of adjacent and nearby buildings. She said the existing structure is a gabled design and the proposed structure mimics this design type.

Inspirational images were provided to reflect a conceptual character with the materials, textures, and colors of a rustic cottage character. Ms. Burchett said the *Guidelines* identify materials such as wood, brick, and stone and new buildings should have an appearance with a visual texture compatible with what already exists. She concluded the inspirational palette appears consistent with the general aesthetic of the established character.

Ms. Burchett presented the Informal review discussion questions:

1. Does the Board support the demolition of the existing accessory structure?
2. Is the overall proposed building and arrangement appropriate with the surrounding established context in regards to height and massing?
3. Is the Board supportive of the proposed architectural form and conceptual character of the building as it compares to the Design Guidelines?
4. Is the overall open space arrangement appropriate within the established character of the Historic District?
5. Are there other considerations by the ART?

Ms. Burchett reported that Staff supports the demolition of the accessory structure/garage as it is not contributing, despite the fact that the entire site is considered contributing.

Ms. Burchett noted the small pocket park proposed between the buildings exceeds the amount of open space required.

Ms. Burchett indicated the next step is for the applicant to take this application informally to the Architectural Review Board (ARB) for non-binding feedback.

Aaron Stanford asked if the parking meets requirements because he would like to suggest that the two spaces closest to Mill Lane be eliminated for better maneuverability. Ms. Burchett said the number of spaces meets the Code, as shown. Ms. Burchett said that change could be considered in a Parking Plan for consideration by the ARB.

Ray Harpham inquired about distance between parking space rows. Ms. Burchett answered 24 feet for the parking aisle dimension.

Donna Goss asked where the dumpster would be placed. Dan Morgan, Behal Sampson Dietz, said they are not that far along with the plans yet. He pointed out that the businesses today use standard trash receptacles as opposed to a large dumpster container and this would likely continue since their use does not produce that much waste.

Claudia Husak inquired about height. Mr. Morgan said there were two versions and suggested the ART consider the perspective more than the measurements proposed because the site falls back so the two-story building proposed will not appear that tall.

Mr. Morgan requested general input on massing and if the height was too great. He suggested that if they sink the second floor down, parking could be reduced. Mr. Harpham indicated the applicant would benefit with the larger building in the back. He agreed that the ART look at this with an accurate perspective; as one looks across South High Street, the building behind will hardly be seen.

Ms. Goss indicated she was less concerned about the height than she was with the massing. Mr. Harpham said the size is increasing from 1,600 square feet to 1,800 square feet.

Mr. Morgan requested the ART's initial thoughts about the architecture. He said the inspirational images reflected the owner's tastes in architecture. He asked if they were heading in the right direction; should the design be more modern or if they should shy away from that. He explained they were trying to strike a balance between not creating a fake historic look but at the same time, did not think the architecture should be too modern, either.

Jennifer Rauch indicated that historically, after discussions with neighbors, the neighbors have preferred to conserve the historic character of this area. She stated she thought the inspirational images proposed look amazing. Ms. Husak agreed the images were lovely and the City would be lucky to have architecture of that caliber.

Ms. Burchett asked if the ART could see the visual benefit by losing some height/mass in the background with the proposed materials. She added the elements help make the proposed building subordinate to the existing structure.

Ms. Goss indicated that the carriage house structure on the Gem Law property appears and feels like an accessory structure.

Ms. Rauch suggested the ART consider the difference in scale.

RECOMMENDATIONS/DETERMINATIONS

2. BSD SCN - Infiniti - Addition 17-085MPR/CU

3890 Tuller Road Minor Project Review/Conditional Use

Nichole Martin said this is a proposal for an addition for three new car detail bays and one new drive-thru car wash on the 4.57-acre site zoned Bridge Street District Sawmill Center Neighborhood. She said the site is north of Tuller Road, approximately 750 feet north of the intersection with Dublin Center Drive. She said this is a request for a review and approval of a Minor Project Review; and a review and a recommendation of approval to the Planning and Zoning Commission for a Conditional Use under the provisions of Zoning Code Sections 153.066 and 153.236.

Ms. Martin presented the aerial view of the site as well as the two buildings contained therein. She explained the site is on the curve of Tuller Road with a small amount of frontage on Sawmill Road but is better aligned with the I-270 ramp to Sawmill Road heading south. She pointed out the structure involved in this application, which is on the furthest west portion of the property, oriented towards Tuller Road.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JUNE 25, 2014

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

1. BSC Historic Core District – Architectural and Sign Modifications

**113 South High Street
Minor Project Review**

14-043ARB-MPR

Proposal: Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Dyas seconded, to approve this request for a Minor Project Review for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building, because the proposal meets the review criteria of Minor Projects with no conditions.

VOTE: 5 – 0.

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

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

JUNE 25, 2014

AGENDA

- ~~BSC Historic Core District – Architectural and Sign Modifications~~**
~~14-043ARB-MPR~~ **~~113 South High Street~~**
~~Minor Project Review (Approved 5 – 0)~~

~~Robert Schisler called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Board members present were Bob Dyas, David Rinaldi, Neil Mathias, and Thomas Munhall. City representatives were Steve Langworthy, Jennifer Rauch, Joanne Shelly, Andrew Crozier, Nicki Martin, Katie Ashbaugh, Logan Stang, and Laurie Wright.~~

Motion and Vote

~~Mr. Munhall moved, Mr. Schisler seconded, to accept the documents into the record. The vote was as follows: Mr. Dyas, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Schisler, yes; and Mr. Munhall, yes. (Approved 5 – 0)~~

Motion and Vote

~~Mr. Rinaldi moved, Mr. Schisler seconded, to accept the May 21, 2014, meeting minutes as presented. The vote was as follows: Mr. Dyas, yes; Mr. Mathias, yes; Mr. Munhall, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)~~

~~Mr. Schisler explained the rules and procedures of the Architectural Review Board. He swore in those wishing to speak in regards to an application on the agenda tonight.~~

- BSC Historic Core District – Architectural and Sign Modifications**
14-043ARB-MPR **113 South High Street**
Minor Project Review

Jennifer Rauch said this application is for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Ms. Rauch said the site contains an existing one-story structure built in the 1870s with white siding, dark trim, and a dark green metal roof. She said the new tenant occupying this space is asking to make some modifications to the exterior and add a new sign. She reported this application was reviewed by the Administrative Review Team who made a recommendation for approval.

Ms. Rauch said the color scheme proposed includes “Porcelain” for the main structure; “Flint” that is a dark gray for the roof and shutters; and “Van Buren Brown” for the front door, all of which are compatible with the *Historic Dublin Design Guidelines*. She said the proposed sign is located under the porch awning. She indicated the two previous tenants in this building had signs in this same location. She said the proposal meets Code with an 8-square-foot sign installed to the adjacent main entrance with three colors. She stated the background will be the same color of the main structure that is “Porcelain”, and each of the tenants that occupy this building will have engraved letters to reflect their respective

businesses. She explained the left side of the sign will have letters in the same “Van Buren Brown” color as the front door, and the right side will be in “Commodore Blue”. She stated the review criteria are met and approval is recommended with no conditions.

David Rinaldi asked what the trim colors were. Ms. Rauch said it is the same color as the main structure that is “Porcelain”. Neil Mathias confirmed the three-color requirement for the sign. She apologized for the way the graphic was appearing on screen as it did not show the colors well. Mr. Mathias inquired about the logo color for the left side of the sign to which Ms. Rauch stated will be “Van Buren Brown”.

Robert Schisler said the trim looks gray on the website. He confirmed it was two different businesses on one sign and not a placard for multiple businesses. He said usually, law offices list the names of the attorneys, for an example.

Ms. Rauch said there was a discussion early on with the tenant about having two separate signs but given the size requirement, one sign was recommended.

Bob Dyas confirmed the trim would be the white color. Ms. Rauch said if the Board had a different preference, it could be discussed with the applicant. Mr. Schisler said within that time period, some houses were painted all white and others painted the trim in an accent color.

Motion and Vote

Mr. Munhall moved, Mr. Dyas seconded, to approve this request for a Minor Project Review for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building, because the proposal meets the review criteria of minor projects with no conditions. The vote was as follows: Mr. Mathias, yes; Mr. Rinaldi, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Munhall, yes. (Approved 5 – 0)

Communications

Jennifer Rauch introduced some of the recent new hires: Joanne Shelly, Landscape Architect and Urban Designer; Katie Ashbaugh, Planning Assistant; Nicki Martin, Planning Assistant; Andrew Crozier, Planning Assistant; and Logan Stang, Planning Assistant. She said all the planning assistants were students from The Ohio State program and here to gain an understanding of all the different Boards and what they do.

Training

Jennifer Rauch said the first part of this training is to go through the review process so everyone is familiar with all of the terms of the different processes that come through this Board as well as the development regulations and how these pieces stack up to then make a project. She said she would also review the different building types that are permitted within the Zoning Districts within the Historic District by using a case example of how all these pieces fit.

Ms. Rauch said the first piece is the application process. She said prior to an application being filed a pre-application review is brought at a conceptual level to the ART for initial feedback. She explained this was a mandatory requirement when submitting a Development Plan or a Site Plan. She said if all goes well, then a Basic Plan Review because the first formal submission, showing the conceptual building layouts, general building locations and street locations. She explained the ART takes an initial review and would then forward to proposal with a recommendation and conditions to the ARB for determination. She said the ART would also outline any initial waivers to the Code, such as a building height that exceeds Code.

Ms. Rauch explained the process follows a Basic Development Plan to a Development Plan and a Basic Site Plan to a Site Plan, but an applicant could combine applications. Ms. Rauch said the Development Plan establishes the street network and framework for the blocks. She explained at this level, the Board is not reviewing the individual development requirements. She said the next step would be the Site Plan that is all the final details. She said the application process is meant to be taken in steps, with the Site



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 15, 2014

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

2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

113 South High Street
Minor Project Review

Proposal: Modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane.

Request: Review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kelly Burke, U Crew Holdings, LLC; represented by Larra Thomas

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

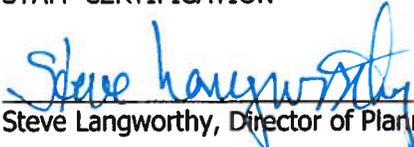
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with three conditions:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square-foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and
- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


Steve Langworthy, Director of Planning

~~Mr. Gunderman presented the request for a Master Sign Plan, which was recommended for approval to the Planning and Zoning Commission. He said the Master Sign Plan allows for the building-mounted (wall) sign on the south elevation facing SR161 to be located more than 14 inches from the nearest wall. He described the proposed sign, which included lettering installed on the awning above the entrance.~~

~~Mr. Langworthy said this type of sign has been approved by the Commission before, with a nice outcome. He said this might prompt a change in the Code, since this type of sign is likely to be requested by others. Mr. Langworthy asked if there were any issues with this proposed Master Sign Plan. [There were none.] He confirmed the ART's recommendation of approval of the Master Sign Plan.~~

~~Mr. Gunderman presented the ART's recommendations for the Preliminary and Final Plats with the following conditions:~~

- ~~1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and~~
- ~~2) That the utility easements be labeled as private on the final plat.~~

~~Mr. Langworthy confirmed that the ART members had no further comments on this application. He stated this application will be forwarded to the Planning and Zoning Commission with recommendations of approval.~~

~~Mr. Langworthy thanked the applicant for their cooperation and stated this request would be forwarded to the Planning and Zoning Commission for determination next Thursday, June 19.~~

2. BSC Historic Core District – Architectural and Sign Modification 113 South High Street 14-043ARB-MPR Minor Project Review

Jennifer Rauch said this is a request for modifications to building, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the Historic Dublin Design Guidelines.

Ms. Rauch said the ART reviewed this application in May and the applicant has provided revised materials. She said, originally, the proposed color for the main structure was dark blue with lighter trim and a gray roof that the ART determined needed modification to better fit the era from which the structure was built. She said the applicant is now proposing Sherwin Williams "Porcelain" color for the main body of the house; Restoration Hardware "Flint Gray" for the shutters and trim; and the doors Benjamin Moore "Van Buren Brown" that is a dark brown shade.

Ms. Rauch said the 8-square-foot sign consists of a single, 1-inch thick wooden panel with two individual sign panels for each tenant. She said the proposed sign background color has been revised to better blend with the structure using the same color as the main structure ("Porcelain"). She said each tenant will include a routed rectangle with carved text and a secondary image. She explained that two different text colors will be used: "Van Buren Brown" for the left panel and "Commodore Blue" for the right panel. She explained the sign will be hung in same space as the previous tenant's sign, which is under the existing porch roof fronting South High Street, flush with the face of the porch. She stated that all of the requirements have been addressed and met and recommends ART approval with no conditions.

Steve Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with no conditions.

~~Mr. Sharp confirmed that the light fixtures would not be visible. Mr. Brooks showed a sample of the light fixture diffuser material and explained that the intent is to use 1/2 inch thick material in addition to a double layer of milky white carbonate that is not transparent. He said they can put in a diffuser to reduce light output and they have reduced the number of lamps from four to three per cabinet.~~

~~Ms. Ray asked that the light be downward-oriented, as much as possible.~~

~~Mr. Langworthy thanked applicant and stated that a determination would be postponed until they have prepared a revised design.~~

2. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

**113 South High Street
Minor Project Review**

Jennifer Rauch said this is a request for modifications to building trim and roof colors and the installation of a new eight-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced at last week's ART meeting. She explained that there are two parts to this application: 1) paint colors, and 2) a sign. She said after reviewing the guidelines, it was suggested that the proposed color scheme should be modified and potentially reversed.

Larra Thomas questioned the color schemes typical of the era during which the building was constructed.

Jeff Tyler asked if Ms. Thomas had read far enough through the text where it states that the lighter colors would typically be used on the body of the structure and darker colors would be used for trim. Ms. Rauch read the text out loud to the group. She said that Mr. Tyler had researched the historic guidelines and they were similar.

Ms. Thomas asked if the ART could propose colors that she could show her clients for their consideration. Ms. Thomas said the blue they selected was from the Sherman Williams history collection, which she thought was appropriate for a Craftsman-style home.

Mr. Tyler said a Victorian theme was more appropriate, and the blue was more Craftsman-style.

Ms. Thomas said the applicant had selected a dark gray for the roof and asked if it was appropriate, and Mr. Tyler agreed that the proposed roof color was appropriate.

Mr. Tyler suggested that the applicant select a darker color than white for the body of the structure, but not this dark of a shade of blue. He said reds were appropriate for trim, but with a lighter color for the body for this style of home.

Ms. Rauch read the proposed conditions for a recommendation of approval to the Architectural Review Board:

- 1) That a revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square foot area requirement;
- 2) That the proposed sign colors be modified to better coordinate with the proposed building color scheme; and

- 3) That the proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.

Ms. Rauch suggested options for next steps.

Ms. Thomas inquired about the proposed sign colors and asked if the blue could be used for the right side and the reddish brown used for the left side. She also asked if a rich brown color would be appropriate for the shutters.

Ms. Rauch said the colors all need to coordinate. She said they met the Code requirements for the location of the sign but requested a revised detailed design for the sign showing all dimensions.

Ms. Rauch asked if the ART could recommend this application to the ARB with conditions or if this should be resolved next week.

Steve Langworthy said the applicant needs to determine their proposed color scheme before the ART could make a recommendation to the ARB. Mr. Tyler said he did not want to decide the colors for the clients and suggested Ms. Thomas discuss the options with her clients to see what they would prefer.

Ms. Rauch said this application could be postponed and reviewed by the ARB at their next meeting in June. Ms. Thomas said her clients want a sign as soon as possible and they are unavailable currently. She said she was not comfortable with making a selection without consulting with her clients first. She requested a time extension for this application.

CASE REVIEWS

3: ~~Zoning Code Amendment – Bridge Street District – Riverside Neighborhood District~~ ~~14-039ADMC~~ **Zoning Code Amendment**

~~Rachel Ray said this is a request for an amendment to the Zoning Code to establish a new Bridge Street District zoning district and related Code amendments for the Riverside Neighborhood District. She said this is a request for review and recommendation regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.~~

~~Ms. Ray said Dan Phillabaum is in the process of creating the draft Neighborhood District graphic for this district, consistent with the other neighborhood district graphics. She said at this stage, the Zoning Code amendment and Zoning Map amendment are expected to move forward to the Planning and Zoning Commission for their meeting on June 5.~~

~~Barb Cox reported she had read through the Code and had some questions like how the lots and blocks would be measured.~~

~~Ms. Ray explained that one of the associated Code amendments is a modification to the Lots and Blocks section clarifying that alleys cannot be used to measure block size, although private streets that are designed to look like public streets could be, given the special circumstances expected for the Neighborhood District. She added that a specific requirement of a minimum of 12 feet of clear sidewalk area will be added to the Code to ensure adequate space for pedestrian activity.~~

~~Mr. Langworthy asked if there were any further questions or comments on the proposed Zoning Code amendment at this time. [There were none.]~~



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 8, 2014

~~**ART Members and Designees:** Steve Langworthy, Director of Planning; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; and Jeff Tyler, Building Standards Director.~~

~~**Other Staff:** Claudia Husak, Planner II; Jennifer Rauch, Senior Planner; Katie Ashbaugh, Planning Assistant; Logan Stang, Planning Assistant; and Laurie Wright, Staff Assistant.~~

~~**Applicants:** Mark Farnham, LPL Financial (Case 1); Teri Umbarger, BHDP Architects; Robin Faires, Project Manager; and Dr. Bill Burke, Dean of the OUHCOM (Case 2).~~

~~Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 1, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.~~

INTRODUCTIONS

1. BSC Historic Core District – Architectural and Sign Modifications

14-043ARB-MPR

**113 South High Street
Minor Project Review**

Jennifer Rauch said this is a request for modifications to paint the body, trim and roof colors and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said Mark Farnham and Kelley Burke have acquired this space and requested two signs that reflect their respective businesses to be placed in the same spot of the existing sign. She said she recommended the sign use one panel as an alternative to the proposed two panels. She said a single panel can still show both businesses within their respective borders at the same location and 8 square-feet in size. She said the copy "Redwood Financial, Kelly D Burke" is in red lettering and with a red border while "LPL Financial, Mark Farnham" is in blue. She explained that more detail will be needed before going to the Architectural Review Board later this month.

Ms. Rauch said the applicant proposed to paint the main body of the existing structure dark blue, the trim in white, and the doors and shutters tan. She said they propose to paint the roof gray. She stated the house is on the National Historic Registry and the *Historic Dublin Design Guidelines* state homes built in that era would be painted with a light color background with dark colored shutters and doors. She said the blue and white combination could be used but needed to be reversed with the body light in color and the trim, doors, and shutters in a darker color.

Steve Langworthy asked the applicant if he had any comments.

Mark Farnham, LPL Financial, said when they acquired the house, it was beat up and they have been fixing up the interior and are now ready to make improvements to the exterior. He said the siding is made of Asbestos so they only plan to paint. He explained the colors were chosen out of a historical color book. He said both he and Ms. Burke have had experience working in paint stores and their goal is to make this structure look nicer.

Mr. Langworthy inquired about the sign. Mr. Farnham said he agreed to the one solid sign comprised of 3 colors that are permitted by Code. He said the tree in Ms. Burke's sign will be changed to red. He said they proposed a historic white color but will match the body color if required to change to a lighter color.

Fred Hahn inquired about the paint color restrictions for the house. Ms. Rauch said for structures from this era, blue and gray is not encouraged in the *Guidelines*.

Ray Harpham asked if the ART could recommend approval of the original color scheme for the Architectural Review Board. Mr. Farnham asked how he would proceed if the ARB did not approve of this exception. He said dark colors can be found everywhere in that area.

Jeff Tyler said the ARB's decision would be based on the *Guidelines* but based on other experiences they might be inclined to approve this color scheme. Ms. Rauch said information would be provided the ARB regarding the topic. Mr. Harpham said, hearing that, he was supportive of the proposed colors.

Mr. Farnham stated that when they chose to sell their home in German Village it was painted in this historic color scheme and the home sold in two days.

Mr. Farnham said they intend to paint and trim the building behind the main structure with the same colors.

Mr. Tyler suggested that Mr. Farnham have an alternative color scheme in mind in case the ARB did not approve and Mr. Farnham said he would.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He suggested that the ART consider sticking closer to the *Guidelines* and not depart too easily from the Code. He encouraged everyone to review the style of house as it relates to the colors. He concluded that a determination would be anticipated for next week's ART meeting.

**2: ~~Ohio University Heritage College of Osteopathic Medicine – Signs~~
~~6775 and 6785 Bobcat Way~~
~~14-025WID-DP/SP~~ ~~West Innovation District Development Plan/Site Plan~~**

~~Claudia Husak said this is a request for two wall signs to exceed the permitted size and height for existing buildings for a college campus at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation regarding a Development Plan/Site Plan in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).~~