

Parcel 273-000088 **Address** 37 W Bridge St **OHI** FRA-8772-1

Year Built: 1944	Map No: 116	Photo No: 1880-1887 (7/10/16)
Theme: Civic	Historic Use: Firehouse	Present Use: Commercial
Style: Vernacular	Foundation: Stone/concrete block	Wall Type: Stone/concrete block
Roof Type: Front gable/slate/flat	Exterior Wall: Stone/concrete block/brick	Symmetry: Yes
Stories: 1	Front Bays: 2	Side Bays: 5
Porch: None	Chimney: 1, Interior, on north side of rear addition	Windows: 6-over-9 Wood sashes/1-over-1 replacements/fixed metal sashes

Description: The building has a rectilinear footprint, with a one-story front-gable core, and a rear two-story flat-roof addition. The original core of the building is of stone masonry construction, with a roof sheathed in slate. The façade has two former vehicular bays, now glazed with windows and pedestrian entrances. The side elevations are lit by six-over-nine wood sashes. The rear addition is brick on the first story, and concrete block on the second. It has fixed display windows on the first story and double-hung windows on the second.

Setting: The building is located on the southwest corner of W Bridge St and Mill Ln in the old village core of Dublin. It is adjacent to a former residential building, and modern commercial buildings.

Condition: Good

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

Integrity Notes: The building has good integrity, which is somewhat diminished by additions.

Historical Significance: The building is recommended contributing the City of Dublin's local Historic Dublin district, and to 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:** Recommended contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** Dublin Firehouse



37 W Bridge St, looking southeast



37 W Bridge St, looking northwest

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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-8772-1		2.County Franklin		4.Present Name(s) Bridge Street Firehouse		<input type="checkbox"/> CODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Dublin Firehouse			
Roll No. 2		Picture No.(s) 15					
6. Specific Address or Location 37 West Bridge Street				16. Thematic Association(s) politics/reform/welfare		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1944		17b. Alteration Date(s)	
7. City or Village Dublin				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		29. Basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		30. Foundation Material cut stone	
				19. Architect or Engineer		31. Wall Construction stone	
				19a. Design Sources		32. Roof Type & Material gable/slate	
9. U.T.M. Reference Quadrangle Name Northeast Columbus 17 319740 4440670 Zone Easting Northing				20. Contractor or Builder		33. No. of Bays Front 2 Side 5	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan		34. Exterior Wall Material(s) coursed stone	
11. On National Register? No				22. Original Use, if apparent firehouse		35. Plan Shape rectangle	
12. N.R. Potential?				23. Present Use commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
13. Part of Estab. Hist. Dist? 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 type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other	
14. District Potential?				25. Owner's Name & Address, if known		38. Building Dimensions	
15. Name of Established District (N.R. or Local) Dublin Historic District				26. Property Acreage		39. Endangered? No By What?	
16. Name of Established District (N.R. or Local) Dublin Historic District				27. Other Surveys in Which Included		40. Chimney Placement end/int.	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Mid-20th century structure with a gable facing the street, 6/9 windows, storefronts in the original segmental-arched garage door openings, and large two story addition at the rear.						<p>PHOTO</p>	
43. History and Significance (Continue on reverse if necessary) The Dublin Fire Department was organized in 1937 and this building was constructed in 1944. It was shared by the Dublin and Perry Township fire departments. It was sold and converted to commercial use in the 1980s.							
44. Description of Environment and Outbuildings (See #52) Set back from the street on the western edge of the Dublin commercial district. Parking is on the east side of the property.						46. Prepared by N. Recchie	
45. Sources of Information Shanachie Historical Magazine, Dublin Historical Society, Vol.II, 1985, p.60.						47. Organization BDR&C	
						48. Date Recorded in Field 2/03	
						49. Revised by	
						50. Date Revised	
						50b. Reviewed by	

FRA - 8772-1

FRANKLIN

DUBLIN FIREHOUSE

37 W. BRIDGE ST.

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FEBRUARY 25, 2015

AGENDA

- 1. BSD Historic Core
15-005ARB-MPR** **37 W. Bridge Street
Minor Project Review (Approved)**
- 2. BSC Historic Core – Green Olive Company
15-008ARB-MPR** **36 North High Street
Minor Project Review (Approved)**
- 3. Historic Dublin Design Guidelines Update**

Robert Schisler called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Neil Mathias, and Thomas Munhall. Bob Dyas was absent. City representatives were Jennifer Rauch, Katie Ashbaugh, and Laurie Wright.

Motion and Vote

Mr. Rinaldi moved, Mr. Mathias seconded, to accept the documents into the record. The vote was as follows: Mr. Schisler, yes; Mr. Munhall, yes; Mr. Mathias, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Motion and Vote

Mr. Rinaldi moved, Mr. Schisler seconded, to accept the January 28, 2015, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Mr. Mathias, yes; Mr. Schisler yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board on these applications.

- 1. BSD Historic Core
15-005ARB-MPR** **37 W. Bridge Street
Minor Project Review**

Jennifer Rauch said this application is for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a graphic of the site. She explained the Firehouse had been built in the 1940s. She said the proposed landscape plan includes new plant material. She pointed out the location of the existing ground sign within planting beds. She reported Staff reviewed the plans and provided landscape comments prior to the submission of the application and the applicant has completed the requests.

Neil Mathias asked what those comments were. Ms. Rauch answered the comments related to the selection of plant material. She said the landscape inspector informed the applicant what plants were

preferred to see in those areas. She reported there was an existing tree that the applicant has worked to preserve.

Ms. Rauch presented the proposed color scheme modifications, which include trim on the front windows as well as the trim around the edges and the gable in "Suitable Brown". She said the door is to be painted in the proposed "Fireweed" color. She said the existing blue awnings are proposed to be replaced with a red colored awning. She said the existing firehouse monument sign has a blue background with white lettering and trim and it is proposed to be painted the rust-colored "Fireweed" for the background, keeping the white lettering. The main body of the building she said is proposed to be painted in "Universal Khaki".

Ms. Rauch reported the ART has reviewed this application and recommended approval to the ARB with no conditions.

David Rinaldi asked if a larger awning was located in the back of the property. Ms. Rauch noted the awnings are separate despite the appearance in the rendering that appeared as one large awning. She said the awning material would be replaced over the existing framework.

Mr. Mathias asked if there were actual paint samples of colors. He said the color samples in the packets do not match the graphics being presented. Ms. Rauch pointed out the actual colors and said the rendering of the building did not accurately depict the colors selected.

Thomas Munhall clarified this was a natural scheme. Mr. Mathias said the renderings appeared "rough" and was relieved with the actual color samples.

Mr. Mathias inquired about the rear of the building where it appeared just the window sills were to be painted the trim color. He asked about the plans for the actual window frames that are recessed inside the brick.

Ronald Garvey, 5900 Tartan Circle South, Dublin, Ohio, 43017, said the frame of the windows will be painted the "Universal Khaki" color to match the building.

Mr. Munhall clarified that the color is not going to be that white and the sill will be the trim color.

Mr. Mathias asked if the actual window frame should be painted the darker color so it accents the windows and provides more interest. He said it appears the back half of the building looks like an afterthought and there is an opportunity to give it more interest as that is the location of the parking lot and a fairly visible building.

Mr. Munhall said the problem is the back of the building has not changed that much and is not interesting architecturally as it is flat. He said he was not sure if the darker color would be better.

Robert Schisler said he did not have an issue but was relieved to know they are not white and will be one of the proposed colors. He said the windows might jump out a little bit more if they were a dark color but his thought either the khaki or brown color would work.

Tom Holton, 5957 Roundstone Place said an issue came up several years ago with the building next door. He asked if there was landscaping on the streetscape or very close. He said in the winter, there was an issue with the snowplow and/or the salt that caused damage to the plants, especially for the property next door. He asked that snow removal and salt be taken into consideration with the selection of plants and locations for planting beds. Ms. Rauch said the landscape plan shows the parts that are closest to the sidewalk are proposed to be annuals.

Mr. Garvey said his first landscape plan did have some plantings that the ART felt needed to be replaced for the same reason of the damage that could be caused by the snow plows and salt. He said the new design plan was made to include plants that were more sustainable.

Motion and Vote

Mr. Schisler motioned, Mr. Munhall seconded, to approve the Minor Project with no conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes. (Approved 4 – 0)

2. BSC Historic Core – Green Olive Company 15-008ARB-MPR

36 North High Street Minor Project Review

Jennifer Rauch said this application is for installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building located at the northeast corner of the intersection of North High Street and Wing Hill. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the proposed projecting sign will be located above the main entrance, centered on the gable wall above the door and attached with a decorative metal bracket. She stated the proposed sign consists of an aluminum panel with vinyl lettering with four colors: dark olive green for the outer border and text; light olive green for the secondary image; a cream color for the background, and a light cream color and incorporates the corporate logo. She said Code permits the applicant to have five colors and a size of eight square feet.

Ms. Rauch reported the ART has reviewed this applicant and recommended approval of this Minor Project to the Architectural Review Board with no conditions.

Robert Schisler inquired about any other graphics and assumed the applicant does not plan to hang anything in the windows. Ms. Rauch confirmed that to be true.

Mr. Schisler asked if there was a reason the applicant was not asking for a larger sign when that is permitted. He said when the trees are in bloom, signs can be less visible.

Lisa McCormack, 8587 Coldwater Drive, said a larger sign was considered. She said there needs to be a clearance of eight feet below the sign and both the sign and the building are already pretty low. She said she has this same sign in the Short North area.

Mr. Schisler suggested the bracket could be installed at a greater height.

Ms. McCormack asked if the sign should be in the center or if it could be on the side. Mr. Schisler said the sign could be moved, placed more to the side.

Ms. McCormack asked if the dimensions could be changed. Ms. Rauch answered she could have eight total square feet for the sign.

Mr. Mathias said the height elevation could be an issue by moving the sign to the side. Ms. McCormack indicated if it is not high enough, she said the sign would stay as proposed for the center.

Ms. Rauch reiterated the eight-foot clearance to the bottom of the sign to sidewalk and 15 feet to the top of the sign must be maintained.

Mr. Munhall said the Board could approve the application with a condition. Mr. Schisler said the condition could be for a maximum size of eight square feet and the graphics are proportional.



City of Dublin

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 5, 2015

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

**1. BSD Historic Core
15-005ARB-MPR**

**37 W. Bridge Street
Minor Project Review**

Proposal: Site and architectural modifications to the existing Dublin Firehouse Building that include a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. The site is at the southwest corner of the intersection with Bridge Street and Mill Lane.

Request: Review and recommendation of approval for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Ronald B. Garvey, Dublin Bridge Street Firehouse Investments, LLC.

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

DETERMINATION: Recommendation of approval to the Architectural Review Board of this request for Minor Project Review.

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

STAFF CERTIFICATION



Steve Langworthy, Planning Director



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 5, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Colleen Gilger, Economic Development Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Andrew Wineberg, DaNite Sign Co. (Case 2); Jamie Hillingsworth, Ford and Associates; Todd Faris and Dan Magly, Faris Design & Planning; and Tom Warner, Advanced Civil Design (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 29, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSC Historic Core
15-005ARB-MPR**

**37 West Bridge Street
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the elevation graphics that were modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the existing ground sign on Bridge Street. She indicated the colors the applicant has selected are "Universal Khaki", "Suitable Brown", and "Fireweed". The blue awnings she said were being replaced with awnings of the same type and fabric but in a "Terracotta" color. She noted the neutral color palette complies with *Guidelines*. She reported that the landscape plan has been reviewed by Brian Martin and the applicant has agreed to his recommendations. Ms. Rauch said approval is recommended with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the Architectural Review Board for their meeting on February 25, 2015.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 29, 2015

INTRODUCTIONS

**1. BSC Historic Core
15-005ARB-MPR**

**37 West Bridge Street
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the proposed paint color scheme. She said the body of the building that is not stone will be painted "Universal Khaki", the front and back trim will be "Suitable Brown", which is a dark brown, the side doors will be "Fireweed", which is a rust color and the awnings are proposed in Terracotta. She said the existing firehouse sign has a blue background with white lettering and trim and it is proposed to be painted in the rust-colored "Fireweed" for the background and keeping the white lettering.

Ms. Rauch presented the elevation graphics, which have been modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the sign out front.

Ms. Rauch presented the landscape plans, which showed the proposed plant materials. She reported that Brian Martin reviewed the plant list and made some recommendations, to which the applicant agreed. She said there is an existing large spruce tree that the applicant has taken measures to save.

Ronald Garvey, Dublin Bridge Street Firehouse Investments, LLC, explained the building had not been painted in quite a number of years and they wanted to update it.

Ms. Rauch presented a photo of the building as it exists today. She said the structure was built in 1944 and noted that the *Historic Dublin Design Guidelines* does not include paint color recommendations for buildings constructed during that time period.

Steve Langworthy asked the ART if there were any questions or concerns with regard to this application. [There were none.] He stated that a recommendation on this request was scheduled for February 5, 2015, to be forwarded to the Architectural Review Board on February 25, 2015.

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

AUGUST 27, 2014

**1. BSC Historic Core District – Howard Hanna Realcom Realty 37 W. Bridge Street Sign
14-082ARB-MPR**

Katie Ashbaugh said this application is for a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane.

Ms. Ashbaugh presented the existing conditions of the site. She said the structure is on the National Register of Historic Places, constructed in 1944 to house the Dublin and Perry Township Fire Department. She explained in the 1980s, it was sold and converted to be used as a commercial building. She pointed out the two arch garage door openings that are now two store-front windows, each with a doorway. She said the proposed sign for the site is cedar plank with cove routed edges in a dark green background with gold text. She reported it meets the Code requirements for a wall sign size, location, and number of colors permitted. She said it also meets the height requirement with the condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Ms. Ashbaugh said when the application was first submitted, there were two existing window signs on the north elevation, bringing the total number of signs to four, which exceeded Code. She said they did not have permits for the signs on two windows; one of the conditions of the ART's recommendation for approval was to remove these window signs. She reported the applicant removed the two window signs prior to this meeting and submitted photos as proof. She said there is an existing ground sign at the northwest corner of this site and it reads "37 Bridge Street Firehouse", which brings the total number of signs now, to two, which is permitted.

Ms. Ashbaugh confirmed the application meets the criteria for a Minor Project Review and the Architectural Review Criteria with the aforementioned condition about the height. She stated the ART is recommending approval. She asked if there were any questions with regards to this application.

Robert Schisler asked if there were any sketches to the elevations on the location of the sign. He thought it was close to the line and was not opposed to 16 feet to make it more architecturally appropriate, if to provide better symmetry.

Steve Lenker, Howard Hanna Realcom Realty, said they are in agreement with all of the conditions. He said the original intent was to fit the sign between the small architectural piece at about 12.8 feet at the bottom of the sign and if they could do that, he believes it would look better than what was submitted.

Mr. Schisler prefers it to be centered in between that line and the gable. Mr. Lenker agreed the sign would look better if it was centered between the two.

Steve Langworthy said, unfortunately another applicant representative previously agreed to move it to the 15 feet, therefore, the ART did not need an application for a Master Sign Plan, therefore, no Master Sign Plan was submitted. He explained that in order to get it approved at 16 feet, the applicant would need to get another application for a Master Sign Plan to bring forward.

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

AUGUST 27, 2014

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Ms. Ashbaugh presented the existing conditions of the site. She said the structure is on the National Register of Historic Places, constructed in 1944 to house the Dublin and Perry Township Fire Department. She explained in the 1980s, it was sold and converted to be used as a commercial building. She pointed out the two arch garage door openings that are now two store-front windows, each with a doorway. She said the proposed sign for the site is cedar plank with cove routed edges in a dark green background with gold text. She reported it meets the Code requirements for a wall sign size, location, and number of colors permitted. She said it also meets the height requirement with the condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Ms. Ashbaugh said when the application was first submitted, there were two existing window signs on the north elevation, bringing the total number of signs to four, which exceeded Code. She said they did not have permits for the signs on two windows; one of the conditions of the ART's recommendation for approval was to remove these window signs. She reported the applicant removed the two window signs prior to this meeting and submitted photos as proof. She said there is an existing ground sign at the northwest corner of this site and it reads "37 Bridge Street Firehouse", which brings the total number of signs now, to two, which is permitted.

Ms. Ashbaugh confirmed the application meets the criteria for a Minor Project Review and the Architectural Review Criteria with the aforementioned condition about the height. She stated the ART is recommending approval. She asked if there were any questions with regards to this application.

Robert Schisler asked if there were any sketches to the elevations on the location of the sign. He thought it was close to the line and was not opposed to 16 feet to make it more architecturally appropriate, if to provide better symmetry.

Steve Lenker, Howard Hanna Realcom Realty, said they are in agreement with all of the conditions. He said the original intent was to fit the sign between the small architectural piece at about 12.8 feet at the bottom of the sign and if they could do that, he believes it would look better than what was submitted.

Mr. Schisler prefers it to be centered in between that line and the gable. Mr. Lenker agreed the sign would look better if it was centered between the two.

Steve Langworthy said, unfortunately another applicant representative previously agreed to move it to the 15 feet, therefore, the ART did not need an application for a Master Sign Plan, therefore, no Master Sign Plan was submitted. He explained that in order to get it approved at 16 feet, the applicant would need to get another application for a Master Sign Plan to bring forward.

Mr. Dyas said the drawing shows it centered with 12 feet, 8 inches to the bottom, which makes it 14 feet, 8 inches to the top.

Mr. Schisler said, upon reviewing the location of the louver on this elevation, it appears higher in the elevation. He said he assumed the applicant would center the sign but wanted confirmation of where the sign would be installed on the elevation.

Neil Mathias said the louver appears to be in the center of the gable on the picture but in the sketch provided to the Board, it appears a third or a quarter of the way up. Bob Dyas confirmed the sketch was slightly off but the sign would be appropriately placed.

Motion and Vote

Mr. Dyas moved, Mr. Munhall seconded, to approve this request for a Minor Project Review for a new 7.83-square-foot wall sign for an existing commercial building with one condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Steve Lenker, applicant, agreed to the condition. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 5 – 0)



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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

AUGUST 21, 2014

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

1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign

**37 W. Bridge Street
Minor Project Review**

14-082ARB-MPR

Proposal: Installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane.

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

Applicant: Steve Lenker, Howard Hanna Realcom Realty

Planning Contacts: Jennifer Rauch, AICP, Senior Planner; and Katie Ashbaugh, Planning Assistant

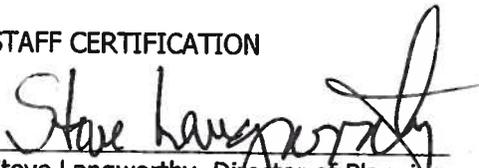
Contact Information: (614) 410-4690; jrauch@dublin.oh.us; and (614) 410-4654; kashbaugh@dublin.oh.us

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

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit; and
- 2) That the existing window signs will need to be removed prior to the issuance of the wall sign permit.

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

STAFF CERTIFICATION


Steve Langworthy, Director of Planning



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

AUGUST 21, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Bob Sochor, Howard Hanna Realcom Realty (Case 1); Jill Waddell, DaNite Sign Co. (Case 2); and Craig Snider, Sign-A-Rama (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 14, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Rogers prior to the meeting. The minutes were accepted into the record as amended.

DETERMINATIONS

1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign

14-082ARB-MPR

**37 W. Bridge Street
Minor Project Review**

Katie Ashbaugh said this is a request for the installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board 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. Ashbaugh said this site is one block west of Jeni's Splendid Ice Cream. She said the proposed sign consists of a solid cedar plank with a dark green background, and the gold text is created from cove-routed letters and the sign has the same cove-routed edges. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code and mounted two inches from the stone surface.

Ms. Ashbaugh presented photos from the site demonstrating that the two signs on the windows had been removed.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.]

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

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit; and
- 2) That the existing window signs will need to be removed prior to the issuance of the wall sign permit.

Mr. Langworthy asked the applicant if he understood and agreed to the above two conditions. Bob Sochor said he agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with two conditions.

Mr. Sochor asked to be the main contact for this application instead of Steve Lenker as he will be the one attending the ARB meeting next Wednesday.



ADMINISTRATIVE REVIEW TEAM

Land Use and Long
Range Planning

MEETING MINUTES

AUGUST 14, 2014

5800 Shier Rings Road

Dublin, Ohio 43016-1236

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; Dave Marshall, Review Services Analyst; Ray Harpham, Commercial Plans Examiner; and Sergeant Rodney Barnes, Police.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Bob Sochor, Howard Hanna Realcom Realty (Case 1); and Jill Waddell, DaNite Sign Co. (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 7, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

CASE REVIEWS

1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign

14-082ARB-MPR

**37 W. Bridge Street
Minor Project Review**

Katie Ashbaugh said this is a request for installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board 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. Ashbaugh said this site is just one block west of Jeni's Splendid Ice Cream. She said the tenant occupies a historic building, built in 1944 as the Perry Township fire house.

Ms. Ashbaugh presented the proposed sign on a slide showing dimensions of 47 inches wide, 24 inches high, and 1 5/8 inches deep. She said the sign is made of a solid cedar plank with cove-routed edges and routed letters with a dark green background and gold text. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code rather than the original submission proposing 16 feet, and mounted two inches from the stone surface.

Ms. Ashbaugh said two sign types, including ground signs and building mounted signs, are permitted for each street-facing building façade or frontage. She said the existing ground sign will stay and the text reads "37 Bridge Street Firehouse". Upon site review, she reported it was found that there were two

existing window signs on each of the front doors that are not permitted since they had not been approved by the ART or the ARB, nor had permits been submitted for the window signs.

Steve Langworthy clarified for the applicant that there are currently two window signs and one ground sign where only two signs are permitted total, even if the applicant did have the proper permits.

Bob Sochor, the applicant, said he would remove the graphics on both doors. He explained the door on the left is not used for ingress or egress. He also understood that these signs would have to come down by the time the new proposed sign was installed.

Dave Marshall asked if this was single-tenant occupancy. Mr. Sochor answered affirmatively. Mr. Marshall asked if there were any plans for additional tenants. Mr. Sochor said there were no plans for other tenants at this time.

Mr. Marshall inquired about illumination of the sign. Mr. Sochor said the sign is not illuminated itself but there is existing ground lighting providing spot wash on the face of the building.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application at this time. [There were none.] He stated that a recommendation to the Architectural Review Board for this request was scheduled for next week's ART meeting.

Mr. Langworthy reminded the applicant to remove the window graphics as soon as possible as there is no sign permit for them on file.