

Parcel 273-000104 **Address** 91 S High St **OHI** FRA-2539-1

Year Built: Ca.1840	Map No: 128	Photo No: 2087-2090, 2094 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Commercial
Style: Greek Revival (elements)	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Clapboard	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 4
Porch: Brick stoop covered by awning on south elevation	Chimney: None visible	Windows: 2-over-2 Wood sashes

Description: The building has an L-plan footprint, formed by a side-gable core that is oriented south to Sells Alley, and is expanded by a cross-gable wing on the west elevation. The structure rests on a stone foundation with walls clad in clapboard siding. The roof is sheathed in standing seam metal and features a single cornice return on the southeast corner. The front door is centered on the façade, sheltered by a fabric awning. Windows are two-over-two wood sashes.

Setting: The building is located on the northwest corner S High St and Sells. A parking lot is south and west of the building. A stone hitching post is between the sidewalk and road southeast of the building.

Condition: Good

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

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

Historical Significance: The building is contributing to 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: J. Evans Residence



91 S High St, looking northwest



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



PHOTO

FRA -
2539-1

FRANKLIN

J. EVANS RESIDENCE

91 S. HIGH ST.



Community Planning and Development
5200 Emerald Parkway • Dublin, OH 43017
Phone: 614-410-4600 • Fax: 614-410-4747

Memo

To: Members of Architectural Review Board

From: Jennifer M. Rauch, AICP, Director of Community Planning and Development

Date: March 11, 2024

Initiated

By: Sarah Tresouthick Holt, AICP, Senior Planner

Re: 91 S. High Street Curbing, Landscaping, and Paint Color

Summary

Planning administratively approved the above-referenced exterior modifications to the approved MPR at 91 S. High Street. The site is northwest of the intersection of S. High Street and Pinney Hill Lane in the Historic District and is zoned Historic District – Historic South.

In July 2023, the ARB approved an MPR with four conditions to allow conversion of the building from service commercial to eating/drinking establishment. One of the conditions was to address minor inconsistencies between sheets in the drawing set, including resolving the curbing between this property and 87 S. High Street. Since July, the two adjacent property owners have been working together and with staff to determine how to maintain proper drainage between the properties, along with appropriate landscaping. This plan and approval accomplishes that goal to staff's satisfaction.

Additionally, the two property owners have agreed on a new trash enclosure location within a portion of an unused parking space, based on staff's original recommendation during project review. The proposed trash enclosure meets all Code requirements, as well as MPR conditions. Staff is satisfied.

Finally, the applicant has changed the overall paint from Crushed Ice, SW 7647 for the body and Pure White SW 7005 for the trim, to Parish White, CW-15, for both siding and trim. Window and door frames shall remain Ire Ore, SW 7069.

Criteria

The Historic District Code states that the Director may authorize an Administrative Approval to address conditions discovered during the permitting process or construction, or that are necessary to ensure orderly and efficient development. It is the intent of these regulations that an Administrative Approval provides sufficient information to evaluate whether the request should be granted under 153.176(N). The relevant criteria for approval are as follows:

g. Relocating fencing, walls or screening (not including screening walls);

h. Modifications tolandscaping...;

j. Changes in building color, in compliance with the approved Historic Paint Color palette;

l. Other modifications deemed appropriate by the Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

Planning Analysis

The modifications are minor in nature and improve compatibility with the adjacent property. Therefore, Planning has administratively approved the request.



BOARD ACTION

Architectural Review Board

Wednesday, July 26, 2023 | 6:30 pm

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

3. 91 S. High Street 23-055MPR

Minor Project Review

Proposal: Exterior modifications at an existing, one-story building on a 0.18-acre site zoned Historic District, Historic South.

Location: Northwest of the intersection of S. High Street with Pinneyhill Lane.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Kevin Parzych, Gunzelman architecture + interiors, LLC

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-055

MOTION: Ms. Damaser moved, Ms. Cooper seconded, to approve the Minor Project, with four (4) conditions:

- 1) At the time of sign permit, the applicant shall also include a lighting plan to update, or remove, all non-compliant fixtures to current Code requirements to be approved by the Architectural Review Board.
- 2) All new siding, trim, and soffits shall be wood or engineered wood approved by staff. Lap siding with reveals that match the original structure shall be used for the north elevation, to be demonstrated at building permit. Boral, or a similar flyash product, is not supported.
- 3) Regarding the trash enclosure the following shall be shown at building permit for staff approval:
 - a. The siding shall be wood or engineered wood to match the adjacent existing siding style and reveal, and
 - b. Fencing shall be extended to the east to fully enclose the trash area from view of the adjacent residential structure.
- 4) Minor inconsistencies between the civil and landscape drawings shall be addressed at building permit. Proposed improvements shall not adversely impact adjacent properties and existing drainage patterns to staff's satisfaction.

VOTE: 4 – 0

RESULT: The Minor Project for exterior modifications was approved.



**3. 91 S. High Street
23-055MPR**

Minor Project Review

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Absent
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner



~~Mr. Cotter moved, Ms. Cooper seconded approval of the following waiver:~~

~~Code Section Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high quality and climatically appropriate.~~

~~Request: Use of a composite material (TimberTech) for the rear decks.~~

~~Vote: Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes; Mr. Cotter, yes.
[Motion approved 4 – 0]~~

~~Ms. Damaser moved, Ms. Cooper seconded approval of the Minor Project with the following six (6) conditions:~~

- ~~1) The lot coverage shall be revised from 25.36% to 25% in order to meet the Code, at building permit. Area calculations shall be provided to ensure that the data is correct.~~
- ~~2) The elevations shall be revised to show correct height of window sills, if applicable, at building permit.~~
- ~~3) The elevations shall be revised to show the north stone foundation to reflect the internal floor level, as indicated herein with the dashed red line, at building permit.~~
- ~~4) The window muntins shall be revised to a simulated divided light with spacer bars, at building permit.~~
- ~~5) The applicant shall work with staff to choose appropriate light fixtures for the rear of the house, prior to building permit, subject to staff approval.~~
- ~~6) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.~~

~~Vote: Ms. Cooper, yes; Mr. Cotter, yes; Ms. Damaser, yes; Mr. Alexander, yes.
[Motion approved 4 – 0]~~

~~The applicant thanked the Board and staff for their work with the applicant on the project.~~

- **91 S. High Street, Minor Project Review, Case #23-055**

Exterior modifications at an existing, one-story building on a 0.18-acre site zoned Historic District, Historic South. The site is located northwest of the intersection of S. High Street with Pinneyhill Lane.

Staff Presentation

Ms. Holt presented the case. The J. Evans residence was built in approximately 1840 in the Greek Revival style and has a rear addition from the 1990s, creating an L-shaped form. The structure has a stone foundation, clapboard siding, standing seam metal roof, and a majority of two-over-two windows. The structure is part of the Dublin High Street National Historic District. It is also recommended contributing in the 2017 Historic and Cultural Assessment. A historic hitching post/boundary marker and hand pump exist in the southeast corner of the site in the public right-of-way. The 0.18-acre site is located on the east side of S. High Street, north of Pinneyhill Lane and is zoned Historic District – Historic South District. The site has approximately 50 feet of frontage on S. High Street and Mill Lane, and 165 feet on Pinneyhill Lane. A shared parking lot for 91, 83 and 87 S. High Street is located at the rear. The new owners intend to convert the structure from a hair salon to an eating/drinking establishment. While the City is updating its current Community

Plan, City Council has requested that boards and commission use the recently adopted Interim Land Use Principles for the review of applications. The Zoning Code and Guidelines will continue to apply as legal requirements. The principles that would apply for this project have been highlighted in the staff report.

There are existing Bradford Pear trees along the south side of the site. This tree type has been classified as invasive; however, replacements are not required at this time. The site is fully developed and will remain largely as it is. Parking exists in two locations on the site, one facing S. High Street.

Ms. Holt reviewed the proposed changes on each elevation of the building, as detailed in the staff report, including materials, lighting and screening, and the recommended conditions for approval.

Board Questions

Ms. Cooper stated that she is concerned about moving the trash enclosure farther to the east and closer to the house. Will the enclosure run along the property line?

Ms. Holt responded that the existing enclosure does not cover all the trash bins. The enclosure needs to be extended sufficiently to enclose all the bins. She believes it will run concurrent with the property line. The applicant will be able to provide the details.

Mr. Cotter inquired if the number of parking spaces is compliant with Code.

Ms. Holt responded that the number of parking spaces match the requirements for the restaurant.

Applicant Presentation

Kevin Parzych, Gunzelman architecture + interiors, LLC, 3223 Stewart Avenue, Columbus, Ohio stated that he would respond to the question regarding the trash enclosure. The enclosure will be within the property line. It will extend slightly past the corner of the adjacent house to provide the requested coverage.

Public Comments

There were no public comments.

Board Discussion

Board members indicated that they were satisfied with the proposed project.

Mr. Alexander inquired if the applicant had any objection to the proposed conditions for approval.

Mr. Parzych indicated that he had no objection.

Ms. Damaser moved, Ms. Cooper seconded approval of the Minor Project with the following four (4) conditions:

- 1) At the time of sign permit, the applicant shall also include a lighting plan to update, or remove, all non-compliant fixtures to current Code requirements to be approved by the Architectural Review Board.
- 2) All new siding, trim, and soffits shall be wood or engineered wood approved by staff. Lap siding with reveals that match the original structure shall be used for the north elevation, to be demonstrated at building permit. Boral, or a similar flyash product, is not supported.

- 3) At building permit, the following per staff approval, shall be shown for the trash enclosure:
 - a. The siding shall be wood or engineered wood to match the adjacent existing siding style and reveal, and
 - b. Fencing shall be extended to the east to fully enclose the trash area from view of the adjacent residential structure.
- 4) Minor inconsistencies between the civil and landscape drawings shall be addressed at building permit. Proposed improvements shall not adversely impact adjacent properties and existing drainage patterns to staff's satisfaction.

Vote: Mr. Cotter, yes; Ms. Cooper, yes; Mr. Alexander, yes; Ms. Damaser, yes.
[Motion carried 4-0]

- **PRESENTATION**

- **Historic District 3D Modeling Project**

~~Ms. Holt stated that the City staff would provide an update on the new Historic Dublin 3D Modeling Project. She introduced Brandon Brown, Rick Franz, Langdon Sanders and Cara Sheets, City Performance and Analytics Division. The I.T./GIS staff members have been working with Planners Zach Hounshell and Chris Will to develop tonight's presentation. Planning and GIS staff began working with ESRI in 2022 to determine how ArcGIS Urban could be a useful tool for imagining building massing and detailing relative to development review applications. The opportunity to provide 3D information was discussed at the joint work session with City Council and Board and Commission members in August 2022. It was suggested this software could be especially helpful for the Architectural Review Board for these same reasons, particularly for demonstrating how building massing and scale would appear in 3D compared to elevations and plans. Subsequently, both Planning and GIS staff determined that using ArcGIS Urban would be a very helpful tool in these matters, and GIS staff contracted with a provider to create a base map of the Historic District as a demonstration for the software. This work is complete, and while there are still some important details to address, staff is prepared to provide the Board with an update on the project. Assisted by Rick Franz, she provided a demonstration of the 3D modeling tool, beginning with the standard base map for the City and focusing on various locations and views within the Historic District. The following discussion topics have been provided to gain the ARB members' feedback and guidance:~~

- ~~1) Is the demonstration, provided at the meeting, what the Board was envisioning? What additions or modifications should be further investigated, if any?~~
- ~~2) What are the Board's expectations for use: live demos or static screen shots for applications?~~
- ~~3) What are the anticipated guidelines for how/when to use ArcGIS Urban?~~
- ~~4) Other considerations by the Board.~~

Board Questions/Discussion

~~Mr. Alexander inquired if it is possible to turn on/off the color characteristic in the 3D modeling tool.~~

~~Mr. Franz responded affirmatively.~~

~~Mr. Alexander inquired if there is ability to show the trees within a particular area, if not the branches, just the trunks.~~



**Land Use and Long
Range Planning**
5800 Shier Rings Road
Dublin, Ohio 43016-1236
Phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 23, 2015

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

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

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

Proposal: Installation of a new projecting sign for an existing multiple-tenant building on the west side of North High Street, north of the intersection with Pinneyhill Lane.

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

Applicant: Luann Albert, Dublin Hair and Nails.

Representative: Igor Rapovski

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

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

MOTION: Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for a Minor Project Review with one condition:

- 1) That the applicant conceals all hardware, including the hanging bracket fastener.

VOTE: 3 - 0

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

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Absent
Jane Fox	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

SEPTEMBER 23, 2015

AGENDA

- 1. BSD HC – Vesna – Sign** **91 S. High Street**
15-084ARB/MPR **Minor Project Review (Approved 3 – 0)**
- 2. Historic Dublin Design Guidelines Update**
15-076ADM **Administrative Request (Discussion)**
- 3. Annual Items of Interest** **(Discussion)**

David Rinaldi called the meeting to order at 6:29 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox and Thomas Munhall; Everett Musser was absent. City representatives were: Vince Papsidero, Jennifer Rauch, Joanne Shelly, and Laurie Wright.

Motion and Vote

Mr. Munhall moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

Motion and Vote

Mr. Rinaldi moved, Ms. Fox seconded, to accept the August 26, 2015, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 3 – 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 on this application.

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

The Chair said the following application is a request for the installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinneyhill Lane. He said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented an aerial view of the site and described the location. She presented the existing projecting sign and bracket as well as the proposed sign designed to identify both tenants. She said the proposed two-sided sign, is composed of a high density urethane (HDU) panel with raised white and black letters and details on a green background. She said it will be attached to the existing decorative metal bracket. She stated the sign meets the requirements for number/type, size, location, color, and height. She said the sign will be hung above a landscaped area and will not obstruct the sidewalk.

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

- 1) That the applicant conceals all hardware, including the hanging bracket fastener.

David Rinaldi asked if it is possible to conceal the hardware for this type of a sign.

Igor Rapovski, a representative for the applicant, 91 S. High Street, said there will be an eye-hook on the top for a chain to hook up to the existing bracket.

Ms. Rauch said it was discussed at ART that the hardware could be “sandwiched” between the two sides of the panel to keep it concealed.

Mr. Rinaldi asked if there would be a tag line added to the sign at any time such as “Walk-ins Welcome” as shown on a separate little sign at the site currently. Mr. Rapovski said that was part of the old sign and it is being removed. He said his understanding is that second sign was never approved and the owner agreed to have it removed.

Jane Fox said the ARB has been discussing the importance of signs fitting within the context of the streetscape. She asked Ms. Rauch if photographs are being required now to show the ARB how the streetscape looks. Ms. Rauch said photographs are not included with this application but will be submitted for applications coming forward.

Ms. Rauch referred to the front elevation that shows the landscaped area where the sign resides.

Ms. Fox confirmed the colors are white, green, and black and asked if the colors looked appropriate next to the building to which Ms. Rauch answered affirmatively. Ms. Rauch added it is a neutral colored building and the sign coordinates.

Motion and Vote

Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for a Minor Project Review with one condition:

- 1) That the applicant conceals all hardware, including the hanging bracket fastener.

The vote was as follows: Ms. Fox, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

Communications

~~Jennifer Rauch said she had dates to consider for the Walking Tour that she would email to everyone and get a consensus.~~

~~Ms. Rauch introduced Vince Papsidero as the new Planning Director.~~

~~Ms. Rauch said for the work session part of this meeting, she recommended adjourning the meeting and using the conference room for a more informal discussion of the *Historic Dublin Design Guidelines* and the Annual Items of Interest.~~

~~Jane Fox asked how items approved by the ARB are checked for compliance. Ms. Rauch said the applicant submits a permit and then an inspector visits the site to determine if the improvements matched the approval.~~

~~Mr. Rinaldi adjourned the meeting at 6:40 p.m.~~

~~The members went into the back conference room for the Work Session.~~



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 17, 2015

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

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

Proposal: Installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinneyhill Lane.

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

Applicant: Luann Albert, Dublin Hair and Nails.

Representative: Igor Rapovski

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

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

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

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

STAFF CERTIFICATION

Vincent A. Papsidero, Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 17, 2015

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

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

Applicants: None present.

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

DETERMINATIONS

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

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

Jennifer Rauch said this is a request for the installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

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

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

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

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

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

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



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 3, 2015

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

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

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

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

INTRODUCTIONS

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

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

Jennifer Rauch said this is a request for the installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

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

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

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

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

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

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

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

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

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

**6608 Dublin Center Drive
Minor Project Review**

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

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

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

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

Colleen Gilger asked if the sign could be moved.

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

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

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

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

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

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