

Parcel	273-000099	Address	36-38 N High St	OHI	N/A
Year Built:	1960	Map No:	116	Photo No:	1757-1763 (7/10/16)
Theme:	Commercial	Historic Use:	Commercial	Present Use:	Commercial
Style:	Vernacular	Foundation:	Concrete block	Wall Type:	Concrete block
Roof Type:	Front gable/asphalt shingle/flat	Exterior Wall:	Brick/concrete block	Symmetry:	No
Stories:	1	Front Bays:	5	Side Bays:	-
Porch:	Front gable over south half of façade	Chimney:	None visible	Windows:	Metal frame display windows

Description: The one-story concrete block building has a rectilinear footprint and two distinct sections. The south section, 36 N High St, has a front gable roof that extends to form a porch over the façade. The façade within the porch is bricked and features an entrance and display windows. The north half of the building, 38 N High St, has a flat roof and simple concrete façade. The storefront includes a pedestrian entrance and display window. East of the building is a two-story stone privy, constructed ca.1934. A distinctive stone privy is located in the rear of the property.

Setting: The building is located on the east side of N High St within the old village center of Dublin. It is one in a series of small commercial buildings that date from the late-nineteenth to mid-twentieth centuries.

Condition: Good

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

Integrity Notes: The building has good integrity, but is somewhat diminished by replacement materials.

Historical Significance: This building is within the boundary and recommended contributing to the City of Dublin’s local Historic Dublin district. The property is recommended to remain contributing 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:** N/A



36-38 N High St, looking east



36-38 N High St, stone privy, looking northwest



BOARD DISCUSSION

Architectural Review Board

Wednesday, March 15, 2023 | 6:30 pm

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

**1. 36-40 N. High Street – Stone Wall
23-015INF**

Informal Review

Proposal: Repair and replacement of stones within a historic retaining wall on shared lots totaling 0.46 acres. The site is zoned Historic District, Historic Core.

Location: Northeast of the intersection with Wing Hill Lane.

Request: Informal review and non-binding feedback for a future Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Wes Davis, Osborn Engineering

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

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

Case Information: www.dublinohiousa.gov/arb/23-015

RESULT: The Board heard an Informal Request on this project, based on complexity of engineering and because the wall spans numerous properties. Resolution of how to address this wall was part of an approved condition of approval for the related project at 36-38 N. High Street. Overall, the Board supported a holistic approach to repairing the wall, involving both property owners. Structural reconstruction using historic techniques was the most-favored repair method by the Board. The Board was also supportive of using mortar that is not visible, if that helped to address structural issues. The Board encouraged the applicant to seek Façade Grant assistance.

MEMBERS PRESENT:

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

STAFF CERTIFICATION

DocuSigned by:

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 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner



~~Ms. Cooper stated that there was decking on this house before it was replaced with the new deck. From that perspective, a deck was a pre-existing condition. This was not a new-build project, as a future project likely would be.~~

~~Mr. Cotter stated that in regard to future project reviews, as the Assistant Law Director has pointed out, the circumstances will matter.~~

Public Comment

~~There were no public comments.~~

~~Mr. Cotter inquired if the applicant had any objections to the two conditions for approval. He requested clarification of the building permit.~~

Applicant Comment

~~Norman Senhauser, property owner, 64 S. Riverview Street, Dublin, Ohio stated that they had already applied for the building permit. They are waiting the required year, then will be sealing the deck. He noted that their idea for their railing came from the City's suspension bridge. The railing on their previous deck had metal railings; it is being replaced with smaller metal railing. Additionally, two doors down from them, the deck on the rear of the home has cable railing facing the river. The current project was for maintenance, as the previous deck was deteriorating.~~

~~Ms. Damaser responded that the fact that the deck and metal railing with the same footprint was pre-existing makes it easier to approve as a replacement project.~~

~~Ms. Damaser moved, Ms. Cooper seconded to approve the Minor Project with the following conditions:~~

- ~~1) Applicant stain or seal all wood surfaces;~~
- ~~2) Applicant apply for the appropriate building permitting for the spiral staircase upon approval from the ARB.~~

~~Vote on the motion: Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes.
[Motion approved 3-0]~~

1. 36-40 N. High Street – Stone Wall, 23-015INF, Informal Review

Informal review and feedback for the repair and replacement of stones within a historic retaining wall on shared lots totalling 0.46 acres. The site is zoned Historic District, Historic Core and is located northeast of the intersection of Wing Hill Lane with N. High Street.

Case Presentation

Ms. Holt stated that this is an approximately 102-foot long historic stonewall that straddles three separately-owned lots, 38 and 40 N. High Street and 25 North Street, zoned Historic District, Historic Core. The applicant is seeking non-binding feedback regarding proposed repair of a deteriorating portion of the wall that spans 36 to 40 N. High Street. The portion behind 25 North Street, the COhatch site, appears to be in stable condition. Various options are available for consideration, some of which would set a precedent within the District. An MPR was submitted for

repair of this wall, spanning the 36-40 N. High Street addresses, on November 29, 2022. After a round of reviews, the project stalled with differing opinions about how to repair the wall and to what extent. In order to keep the project moving forward, Staff suggested that the Informal process be used to gain direction from the Board. The stonewall was constructed in approximately 1934 by Ticky Wing, for which Wing Hill Lane is named. Part of the wall system has the two-story privy behind 36-38 N. High Street. It is constructed of dry laid stones capped with a larger row of blocks. Some of the capstones are missing and the blocks are discoloured by water damage. The applicant is proposing approximately 26 linear feet (20 feet south-facing, and 6 feet east-facing) of wall repair on the south and east sides. This would address the portion that is immediately adjacent to the previously approved 36-38 N. High Street project, but would leave the issues behind 40 N. High unaddressed. This wall functions as a total system based on it being pervious to water infiltration, and staff has concerns that repairing some of the wall to be impervious/mortared does not address the wall system as a whole. Staff requests the Board's comments on the desired approach to the wall repair.

Ms. Holt provided the case history. In early 2020, the owner of 40 N. High Street, James Lapierrre, DDS, submitted an Informal Review application for the proposed expansion of his building on the property, the addition of town homes, partial demolition of the historic wall, and full demolition of the historic privy under previous Code. The Board expressed unanimous support for preserving both wall and privy but did acknowledge the potential for wall dismantling and rebuilding. That proposal did not move forward. In May 2021, the City requested its consultant, Preservation Designs Limited (PDL) to evaluate the historic stonewall. PDL hired Korda/Nemeth Engineering to conduct a structural assessment. The report noted the original wall functioned because a free-draining material backfilled behind the interlocking face stones allowed natural drainage to percolate through the structure. Since the wall's construction, mortar-filled joints from alterations and repairs had trapped water behind the wall, leading to areas of compromise. The study recommended a professional stonemason be consulted to provide additional options for preservation and prevention of further deterioration, including limiting parking surcharges at 40 N. High Street, drainage, and invasive tree growth. On November 29, 2022, an MPR was submitted for repair of this wall at 36-40 N. High Street, but that project ultimately stalled due to differing opinions about the extent of repair needed. In order to keep the project moving forward, staff suggested an Informal Review to obtain Board direction. In December 2022, a Final Development Plan (FDP) for 36-38 N. High was approved by the Board with a condition of approval that a Minor Project Review (MPR) demonstrate how to stabilize the stonewall prior to any demolition work on the 36-38 N. High Street project. This was necessary as the anticipated excavation for utilities in close proximity to the wall would endanger it.

Ms. Holt reviewed the specific areas of concern. The existing wall between 36 and 40 N. High Street shows a number of areas of deterioration, as noted in PDL's latest report and photographs. Areas of bulging are seen on the south-facing portion of the wall at 36-38 N. High Street. Currently, 40 N. High Street uses the area at the top of the walled area as customer parking, which adds an unanticipated surcharge to the structure. Additionally, drainage from 40 N. High has been directed to the side of the wall facing 36-38 N. High Street via a flexible pipe, directly above the deformation on the south side of the wall. The Korda assessment also indicated that invasive Ailanthus trees on top of and below the wall at 40 N. High Street are contributing to its condition. Additionally, the sanitary sewer pipe running through the wall, with a surrounding mortared area, is likely contributing to the corner condition.

PDL has provided three different options for the Board's consideration.

(1) No action:

Without some kind of remediation, the wall will continue to deteriorate. A photographic comparison of the wall over the last two years indicates potential movement on the south elevation. Precautions such as roping off the top and bottom parking areas to prevent injury are recommended. No action ultimately would risk losing the historic wall by demolition due to neglect.

(2) Replace the wall with a modern structure:

A concrete footer and wall covered with an historic-appearing veneer of native stone and hidden mortar would replace the actual historic structure and its attributes, setting a precedent within the Historic District and creating a false sense of history. It could allow a more convenient location of the wall on each lot, however, or replacement of the wall with a series of lower walls or other creative solution to accommodate the grade change. How this would preserve the two-story privy at 36-38 N. High Street would have to be determined.

(3) Repair and preserve the existing wall:

This is the most preservation-oriented scenario and would best accommodate the structure's attributes as a contributing object within the district. The existing wall would remain in its current location. This option would be possible only by using stonemasons and structural engineers experienced with historic dry stone masonry.

Additionally, the City recently reinstated the Façade Improvement Grant program in the Historic District, which could provide an opportunity for this project. Lot owners are eligible to receive grants for historic façade and site improvements, and preservation of historic walls could qualify. Individuals are able to apply for up to \$25,000 of financial assistance and up to 50 percent of the total project cost. Each application is reviewed and determined by Dublin's Community Improvement Corporation, separate from the development review process. \$100,000 is available per year. Projects receiving grant awards would need to come before the ARB for project approval.

Staff has provided the following questions to guide the Board's discussion:

- 1) Does the Board support a holistic approach of repairing the entire wall system vs. individual repairs?
- 2) What recommendation does the Board have regarding the proposed design and structural approaches for the wall?
 - a. No action
 - b. Structural reconstruction of the wall using concrete footers and a false wall that would be faced with the historic stone and perhaps allowing the wall to be relocated in a more convenient place on the site.
 - c. Structural reconstruction using only the historic materials and techniques
- 3) What additional information would the Board need to make a determination on one of these solutions?
- 4) If the Board supports historic reconstruction, would the Board support the use of historic mortar that is not visible, if it improved the structural strength of the wall?
- 5) Other Board considerations.

Board Questions to Staff

Ms. Damaser inquired if the holistic approach would involve 200 linear feet of wall, including the northern section that is less of an issue.

Ms. Holt responded that the holistic approach would involve approximately 100 feet. The applicant is proposing to address 20 linear feet of the south wall and 8 feet of return. Potentially, more repairs may be needed, however. Some of the reports have indicated that the wall system needs to be considered comprehensively.

Ms. Damaser inquired the number of property owners impacted.

Ms. Holt responded that two property owners would be impacted at this time. The property at 36-38 N. High Street belongs to one owner, and the property at 40 N. High Street is owned by another individual. The property to the north on which COhatch is located is in good condition.

Ms. Damaser inquired if a holistic approach were to be taken, the COhatch property owner would be involved, as well.

Ms. Holt responded affirmatively.

Mr. Cotter inquired if the stonewall were to be considered for removal, would it be subject to the demolition criteria. That particular section of Code refers to properties and structures. A wall might not be considered a structure.

Applicant Presentation

Bryan Lundgren, Osborn Engineering, 130 E Chestnut St Suite 401, Columbus, Ohio stated that his firm is representing the owner. They are working on the multi-family project on the property impacted by this stonewall.

Jim Cox, Vic Art Masonry, 1577 East Fifth Avenue, Columbus, Ohio stated his interest in the project is the 20 linear feet on the privy section on the south end of the wall and approximately 7-8 feet of return on the east side, a total of 30 linear feet of stonewall on that corner. The rest of the wall is in good shape. The long section of the wall is constructed of higher quality stones.

Mr. Cotter inquired if he is proposing to repair said section to structural soundness.

Mr. Cox responded affirmatively, indicating that the method and approach has yet to be defined. He is not particularly supportive of using the original historic method used in 1939. Although they can repair it using an entirely dry laid method, that method is not ideal. Due to the parking area located above, he would prefer to construct a concrete wall with a stone face. He has done dry laid work, however.

Ms. Damaser inquired if the decision were made to repair the wall utilizing the original construction method, how that would be done. Would the wall be taken down, and then re-laid?

Mr. Cox responded that on the side of the privy, it would be taken down and re-laid. There is an exposed sewer pipe in that area. They would construct a thick wall, backfilled with gravel to accommodate the drainage.

Ms. Cooper inquired if the wall were not restored by using dry laid stone, what method would be utilized.

Alpesh Chavda, Senior Structural Engineer, Osborn Engineering, 138 E Chestnut St., Suite 401, Columbus, Ohio stated that they would not be changing the loading on the wall. The wall deterioration was due to water seepage, not the loading. Parking blocks would be used at the top in the parking spaces. The wall would be replaced with a wall of the same height. They would backfill the wall with gravel, which will reduce the pressure on the wall, and drains would be placed behind the wall. Currently, a large amount of water is running down and through the dry laid stone. Over time, that has caused the wall to bulge out. They can rebuild the wall, perhaps using some mortar in the joints to strengthen it, which would not be visible from the outside.

Ms. Cooper inquired if there would be parking blocks in the area at the top of the wall and in the area below, as well.

Mr. Chavda responded affirmatively.

Mr. Cox stated that there are a number of large stone blocks existing on the site.

Ms. Damaser noted that in one of the reports, there was a suggestion that those blocks might be those missing from the top of the wall. If so, they could be returned to the top of the wall.

Mr. Cotter stated that there appears to be the ability for the wall to be re-laid in a manner that does not trap water behind the wall. What are the thoughts about the sewer line located at the 40 N. High Street property?

Mr. Lundgren responded that their project is limited to the southern portion of the wall.

Mr. Cotter referred to Question #1: Does the Board support a holistic approach of repairing the entire wall system vs. individual repairs?

Ms. Cooper responded that, typically, a holistic approach is advisable, if all property owners are supportive of it. However, the necessary project area for the property owner of 36-38 N. High Street is the repair of the south-facing wall. The rest of the wall is in good shape on the east-facing side.

Ms. Damaser stated that while the Board is supportive of the historic wall being addressed for all the properties, the Board cannot require all the property owners to participate. Perhaps all the property owners could take advantage of the façade improvement grant program.

Ms. Cooper stated that each of the property owners would be eligible for a grant, assuming they met the criteria.

Mr. Cotter stated that the major concern is at the corner. If only part of the wall is addressed, the corner, which is deteriorating, could fall. A holistic approach would be preferred.

Ms. Damaser suggested that the Board express support of a holistic approach and ask staff to facilitate the participation of the respective parties.

Ms. Holt responded that staff has been attempting to do just that. Dr. Lapierre is present tonight to hear this discussion, and staff is hopeful the two parties will work together.

Mr. Cotter stated that the concern is that if this is not handled appropriately, it will end up with secondary challenges. Perhaps staff could reach out to City Council regarding any other available opportunities of mutual benefit to all parties.

Ms. Cooper inquired about the potential use of the existing historic stones on site, as it is important not to lose those. Perhaps the stones could be used somewhere else. When the wall is re-laid, it may be possible to mix some of those stones with the new stones achieving a more consistent appearance. The missing information is the cost involved.

Mr. Cotter summarized that the Board is supportive of a holistic approach, but that would require coordination between the property owners. For this project, it is important that the impacted length of wall be addressed.

Mr. Cotter referred to Question #2: What recommendation does the Board have regarding the proposed design and structural approaches for the wall?

- a. No action
- b. Structural reconstruction of the wall using concrete footers and a false wall that would be faced with the historic stone and perhaps allowing the wall to be relocated in a more convenient place on the site.
- c. Structural reconstruction using only the historic materials and techniques.

Ms. Cooper noted that if it is not cost prohibitive, Option C would be preferred.

Mr. Shamp clarified that the Board's determination should not be based upon the project costs. However, if the property owners were to agree on pursuing a holistic approach, the property owners would need to be aware of the costs. The Board's role is not to consider the cost but to determine the best way to capture the historic appearance.

The Board expressed support of Option C, structural reconstruction using only the historic materials and techniques, which is most consistent with the Historic District Code.

Mr. Cotter referred to Question #3: What additional information would the Board need to make a determination on one of these solutions?

Board consensus was that it would be important to know:

- if the structure is able to support the upper parking area of 40 N. High Street;
- what property owners are involved and if the owners are willing to participate; if the intersections of those properties are appropriately addressed;
- if there is anything that would prevent/prohibit a holistic solution;
- if the existing stones on the property are suitable for use.

Mr. Cox stated that while some of the stones on the site are beginning to de-laminate and deteriorate – others are still good. There are 5-6 tons of this material around the parking lot. All the stones are from the same quarry, so they have a similar appearance.

The Board was supportive of using the historic materials already present on the site.

Mr. Cotter referred to Question #4: If the Board supports historic reconstruction, would the Board support the use of historic mortar that is not visible if it improved the structural strength of the wall?

The Board was supportive of the use of mortar that is not visible if necessary to ensure the structural strength of the wall.

Public Comment

No public comments were received on the case.

Bernie Coy, Structural Engineer, 900 Foxcreek Road, Sunbury, Ohio, inquired if with Option C, they would not be able to place drainage behind the wall, or would they be able to use modern drainage techniques to avoid future problems.

The Board expressed support for use of modern drainage techniques, such as pea gravel or tile, if not visible, to stabilize and preserve the wall.

Mr. Cotter summarized the guidance. The Board is supportive of a holistic approach, understanding that there are some challenges. Staff will attempt to facilitate that approach, perhaps by encouraging the property owners to pursue the façade improvement grant opportunity. There may be some options available to City Council. The Board is supportive of Option C, structural reconstruction using only the historic materials and techniques, using the existing stones on site, and ensuring the wall is structurally sound, using appropriate drainage and mortar, if not visible.

Mr. Cotter inquired if the applicant needed any additional clarification to move forward with the project.

The applicant requested no additional clarification.

COMMUNICATIONS

Ms. Holt shared the following dates:

- The Envision Dublin, Community Plan Update joint workshop of Council, PZC and ARB will be held at 6:00-8:00 pm, Monday, April 17, 2023 in Council Chamber.
- The Envision Dublin, Community Plan Update public kick-off meeting will be held at 6:00-8:00 pm, Tuesday, April 18, 2023 in Council Chamber.
- The next regular ARB meeting is scheduled for Wednesday, April 26, 2023.

ADJOURNMENT

The meeting was adjourned at 8:46 p.m.



Vice Chair, Architectural Review Board



Assistant Clerk of Council



BOARD ORDER

Architectural Review Board

Wednesday, December 14, 2022 | 6:30 pm

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

**1. Development at 36 - 38 N. High Street
22-132FDP**

Final Development Plan

Proposal: Construction of a two-story, mixed-use building and a two-story, residential building on a 0.25-acre site zoned Historic District, Historic Core.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/22-132

MOTION 1: Mr. Jewell moved and Ms. Cooper seconded, to approve the following Waiver:

- §153.174(J)(1)(a & b) Exterior Building Material Standards Required: Stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding
Requested: Azek Material for skirt board, north side of mixed-use building

VOTE: 5 – 0

RESULT: The Waiver to permit the use of Azek material was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved and Ms. Cooper seconded, to approve the Final Development Plan with four (4) conditions:

- Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the Architectural Review Board for the reconstruction of the shared wall at 40 N. High Street.
- The applicant shall continue to work with staff to lessen parking lot grades.



**1. Development at 36 - 38 N. High Street
22-132FDP**

Final Development Plan

- 3) A revised photometric plan shall be provided to staff for approval prior to building permit: 1) plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line; 2) ensure that the northwest and northeast corners of the site do not have hot spots; 3) consider removal of one light from the north corner of the mixed-use building; and 4) ensure all lit areas have corresponding footcandle measurements.
- 4) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.

VOTE: 5 – 0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

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 Sarah Tressouthick Holt, AICP, ASLA
 Senior Planner





MEETING MINUTES

Architectural Review Board

Wednesday, December 14, 2022

CALL TO ORDER

Mr. Alexander, Chair, called the December 14, 2022, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:31 p.m.

PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Mr. Cotter, Mr. Jewell, Ms. Cooper, and Ms. Damaser
Staff present: Ms. Holt and Ms. Mullinax

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Ms. Damaser seconded, to accept the documents into the record and to approve the minutes from November 16, 2022.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes; and Mr. Jewell, yes.
[Motion Carried 5 - 0]

CASE PROCEDURES

The Chair stated the Architectural Review Board is responsible for the review of construction, modifications or alterations to any site in the area subject to the Architectural Board Review (ARB) under the provision of Zoning Code §153.170. This Board has the final decision-making responsibility on cases under their purview. Anyone who intends to address the Board on any of the cases this evening will be sworn in. There were no cases eligible for the Consent Agenda. The agenda order is typically determined at the beginning of the meeting by the Chair, but the cases in the minutes will still follow the order of the published agenda. The procedures of the meeting were stated and included that anyone who addresses the Board will need to provide their full name and address for the record.

The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.

NEW CASES

1. Development at 36 - 38 N. High Street, 22-132FDP, Final Development Plan

The Chair stated this application was a request for the construction of a two-story, mixed-use building and a two-story, residential building on a 0.25-acre site zoned Historic District, Historic Core. The site is located northeast of the intersection of N. High Street with Wing Hill Lane.

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Staff Presentation

Ms. Holt stated the applicant has requested a Waiver and a Final Development Plan with architectural changes for approval this evening. She presented an aerial view of the site and the buildings that were previously approved for demolition were identified as well as the location of the historic wall and privy (separate application). This development was informally reviewed October 2021; in March 2022, a Concept Plan and Demolition Request were reviewed; in July 2022, a Preliminary Development Plan was approved with conditions, Waivers for a Juliet balcony and foundation plantings on Wing Hill Lane were approved, and a Parking Plan was tabled for consideration after a revision could be proposed. In November 2022, the Final Development Plan was reviewed again for the architectural changes, which was once again tabled, but the Parking Plan and a Waiver were approved.

Existing conditions at both the front and back of buildings were presented, which included a view of the historic wall, steps, and privy. More photographic context along N. High Street and Wing Hill Lane were shown.

The proposed site plan was shown and highlighted the updates to the projects since the Preliminary Development Plan (PDP) as follows:

- 85% lot coverage
- 4 on-site spaces for mixed-use
- 4 tuck-under spaces for residential
- Public ADA space on N. High Street
- Bike parking was moved to the central parking court
- Trash for the mixed-use building is now attached to the building

The proposed characteristics and the details of the mixed-use building have changed since the PDP as follows:

- Traditional, double-hung windows
- Sills and lintels added
- Stepped water table was straightened and a limestone cap was added
- Gable vent detail on the north building
- Horizontal siding on the north portion
- Traditional wood window and door trim
- New circular gable vent (on both gable ends)
- Azek skirt board (subject of Waiver)
- Gabled building has awnings on the first floor
- Traditional window and door trim on south portion
- Limestone details: sills project and lintels are flush
- Thin brick was replaced with full-depth brick
- The doors at the Juliet balcony are now double doors and open inward
- Integration of existing historic stone wall system and foundation
- Brick and horizontal siding on different sections
- Rear access door with transom (changed from the awning feature)
- Northwest window changed to sit atop skirt board
- Rear deck access
- Trash enclosure is attached to the building on one side, has stone on two sides, and painted cedar doors on the fourth side

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Materials for the mixed-use building are similar as reviewed at the PDP:

- Rusticated limestone veneer for water tables with an 8-inch limestone cap
- Full-depth brick in Belden Yukon Blend for south portion of the building
- Smooth limestone sills and lintels
- "Bunglehouse Blue" horizontal wood siding
- "Urbane Bronze" wood trim
- "Alloy Steel" Sunbrella fabric for the north portion awning
- "Bronze" aluminium-clad, Marvin Signature Ultimate windows and commercial doors
- "Gunsmith Grey" standing-seam, metal roof
- Full cut-off Progress up/down cylinder lights in a black, powder-coated finish

The characteristics and details of the residential building have not changed since the approval of the PDP:

- Horizontal siding
- Balconies
- Recessed entries
- Stepped limestone water table on the sides but level on the front and back elevations
- Vertical wood details for organized window groupings

Materials for the residential building are similar as reviewed at the PDP:

- The limestone water table, standing seam metal roof, and aluminum-clad, double-hung and sliding-configured windows from Marvin Signature are the same as the mixed-use building but with an "Ebony" finish
- Horizontal siding
- "Roycroft Adobe" Trustile residential front doors with sidelights
- Tuck-under garages now have single C.H.I. overhead, steel-overlay, carriage doors with a custom paint finish in "Pavestone" on the north side and "Grapy" on the south side to aid maneuverability
- "Iron Ore" vertical siding pieces for organized window groupings
- "Bronze" Madrax Opal bike racks
- Full cut-off Progress up/down cylinder lights in a black, powder-coated finish
- Full cut-off NLS Lighting angled wall sconces in a black, powder-coated finish for the garages.

Staff recommended approval of a Waiver for the Azek Material to be used on the skirt board portion of the mixed-use building. It is a synthetic material that looks like wood, but resistant to rot and insects. Exterior Building Material Standards, 153.174(J)(1)(a & b)

The Final Development Plan was reviewed against the applicable criteria. Staff recommended approval with four (4) conditions:

- 1) Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the Architectural Review Board for the reconstruction of the shared wall at 40 N. High Street.
- 2) The applicant shall continue to work with staff to lessen parking lot grades.
- 3) A revised photometric plan shall be provided to staff for approval prior to building permit: 1) plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line; 2) ensure that the northwest and northeast corners of the site do not have hot spots; 3) consider

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removal of one light from the north corner of the mixed-use building; and 4) ensure all lit areas have corresponding footcandle measurements.

- 4) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.

Questions for Staff

Mr. Cotter – He inquired about the slope of the parking and if there would be a discussion on how to soften the grade or if there was a recommendation being made.

Ms. Holt – The recommendation was addressed in the second condition of approval. Staff does not govern private parking lot grades, but some of the grades currently shown are a little steeper than Staff is comfortable with.

Ms. Cooper – She asked how it would affect surface water drainage; a steeper grade prevents ponding.

Ms. Holt – A 2% grade is adequate to prevent ponding, and the grade currently shown is up to 13%.

Mr. Alexander – There is a French drain at the parking lot low point, where the water would collect.

Applicant Presentation

John Flemming, Lai Architects, 401 W. Town Street, Columbus, OH, stated they reacted to the feedback received from the Board the last time and hoped that the proposal this evening was amenable. They accept all the conditions of approval and are confident in making it all work. They can massage grading for the best maneuverability and drainage. The proposed Azek material will appear just like wood.

Public Comment

No public comment has been received.

Board Discussion

The Chair asked the members for their feedback on the latest proposal.

Mr. Cotter – He was fine with the Waiver for the new material. The applicant has taken into consideration the changes to the Final Development Plan the Board discussed at the last meeting.

Ms. Damaser – She agreed with Mr. Cotter and found the applicant to be very responsive to the Board's comments from last week.

Mr. Alexander agreed.

Ms. Cooper and Mr. Jewell also agreed.

Mr. Jewell moved and Ms. Cooper seconded, to approve the following Waiver:

1. §153.174(J)(1)(a & b) Exterior Building Material Standards Required: Stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding
Requested: Azek Material for skirt board, north side of mixed-use building

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes; Ms. Cooper, yes; and Mr. Jewell, yes.
[Motion Carried 5 - 0]

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Ms. Damaser moved and Ms. Cooper seconded, to approve the Final Development Plan with four (4) conditions:

- 1) Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the Architectural Review Board for the reconstruction of the shared wall at 40 N. High Street.
- 2) The applicant shall continue to work with staff to lessen parking lot grades.
- 3) A revised photometric plan shall be provided to staff for approval prior to building permit: 1) plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line; 2) ensure that the northwest and northeast corners of the site do not have hot spots; 3) consider removal of one light from the north corner of the mixed-use building; and 4) ensure all lit areas have corresponding footcandle measurements.
- 4) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.

Vote: Mr. Jewell, yes; Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Ms. Damaser, yes.
[Motion Carried 5 - 0]

~~2. Tucci's at 35 N. High Street, 22-155FDP, Final Development Plan~~

~~The Chair stated this application was a request for the construction of three building additions at an existing restaurant on a 0.23-acre site zoned Historic District, Historic Core. The site is south of the library off of N. High Street, Wing Hill Lane, and Darby Street, all sharing the same zoning.~~

Staff Presentation

~~Ms. Holt stated the requests this evening were for a Waiver for the increase of the establishment size and Waivers for roof pitches for the wine room and kitchen/mechanical expansion along with the Final Development Plan (FDP) with four options for consideration:~~

1. ~~Option B-Base_ a patio enclosure on the east side, wine room on the north, & a dumpster enclosure on the southwest corner.~~
2. ~~Option C-1_ adds an outdoor dining patio on the east side.~~
3. ~~Option C-2_ adds kitchen/mechanical room and dumpster enclosure on the southwest corner in lieu of the previously proposed dumpster enclosure.~~
4. ~~Option C-3_ all options together.~~

~~At the Preliminary Development Plan (PDP) in July 2022, a Parking Plan, a Waiver for the use of a Hardie Plank material, and a Waiver for the roof pitch of the patio enclosure were all approved. The applicant was asked to bring forward options to the FDP.~~

~~The site zoning history was restated for importance:~~

~~In 2012, the Bridge Street District zoning was adopted, which encompassed this use/site and allowed existing, non-conforming buildings to remain as fully legal. In 2021, Historic District – Historic Core had own zoning approved, and the same provisions carried over.~~



BOARD ORDER

Architectural Review Board

Wednesday, November 16, 2022 | 6:30 pm

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

2. Development at 36 - 38 N. High Street 22-132FDP

Final Development Plan

Proposal: Construction of a two-story, mixed-use building and a two-story, residential building on a 0.25-acre site zoned Historic District, Historic Core.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/22-132

MOTION 1: Mr. Jewell moved and Mr. Cotter seconded, to approve the Parking Plan, whereas 44 vehicle spaces are required for these uses:

Nine spaces were provided on site. The other 35 spaces required will be provided off-site from a total number of spaces that could be available (193) within the 600-foot radius of this site in either the Library Garage (50% available) or the Darby Lot.

VOTE: 4 – 0

RESULT: The Parking Plan was approved.

RECORDED VOTES:

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

MOTION 2: Ms. Damaser moved and Mr. Cotter seconded, to approve the following Waiver:

- §153.173(H)(3)(a) Street Trees. Required: Street trees are required along all street frontages when a property is developed,
Requested: That there be no street trees on Wing Hill or N. Blacksmith Lanes.

VOTE: 4 – 0



**2. Development at 36 - 38 N. High Street
22-132FDP**

Final Development Plan

RESULT: The Waiver was approved; there will be no street trees on Wing Hill or N. Blacksmith Lanes.

RECORDED VOTES:

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

MOTION 3: Ms. Damaser moved and Mr. Jewell seconded, to table the Final Development Plan.

VOTE: 4 – 0

RESULT: The Final Development Plan was tabled.

RECORDED VOTES:

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

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

8942805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner



~~Mr. Alexander — He was comfortable with the massing. The intent of the comment of the hyphens is already met by setting the building back on the south side. The goal of differentiating the addition from the primary historic structure is already met. That is more important than increasing the size of the hyphens. If the materials change more, the intent of making it different than the original house will work.~~

~~Ms. Holt — She appreciated the Board's feedback and did not request any additional commentary.
Mr. Taylor — He agreed.~~

NEW CASES

2. Development at 36 - 38 N. High Street, 22-132FDP, Final Development Plan

The Chair stated this application was a request for the construction of a two-story, mixed-use building and a two-story, residential building on a 0.25-acre site zoned Historic District, Historic Core. The site is located northeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Ms. Holt stated there were three separate requests: The Final Development Plan, a Parking Plan, and a Waiver. She presented an aerial view of the site, and the buildings that were previously approved for demolition were identified, as well as the location of the historic wall and privy (subject of a separate application). This development was informally reviewed October 2021; in March 2022, a Concept Plan and Demolition Request were reviewed; in July 2022, a Preliminary Development Plan was approved with conditions; Waivers for a Juliet balcony and foundation plantings on Wing Hill Lane were approved; and a Parking Plan was tabled for consideration after a revision could be proposed.

Existing conditions at both the front and back of buildings were presented, which included a view of the historic wall, steps, and privy. More photographic context along N. High Street and Wing Hill Lane was shown. Highlights were shown of the proposed site plan since the Preliminary Development Plan (PDP) review was decreased to 85% lot coverage. Parking has been reduced; there is public ADA parking on N. High Street; and bike parking was moved to a central parking court, which allows for greater turning movements. Staff has concerns with steepness of proposed grades in the parking lot. Street trees along Wing Hill Lane have been removed per the direction from the City Forester. The trash for the mixed-use building is proposed to be attached to that building, and Rumpke confirmed it will pick up from N. High Street.

The proposed characteristics of the elevations and the materials have not changed from the PDP except for the trash enclosure. Thin brick needs to be replaced with full-depth brick. The garage doors have been modified to be single doors.

At the PDP, the Board added a condition of approval to further explore window/door/building trim elements. The Applicant declined to change the design, but provided an additional explanation of design intent in the current narrative of their presentation. Staff explored some concepts with the applicant for consideration/discussion/comparison to be most compatible/contextual along N. High Street, the most important street in Historic Dublin. The goal was to de-emphasize the verticality of the proposed buildings since they are adjacent to single-story structures, and to appear less like Cohatch and more appropriate to the district as a whole.

Staff recommended approval of the Parking Plan:

A total of 44 spaces are required, nine (9) spaces are provided on-site and the other 35 spaces will be provided off-site from a total number of spaces that could be available (193) within the 600-foot radius of this site in either the Library Garage (50% available) or the Darby Lot.

Staff recommended approval of the following Waiver:

1. §153.173(H)(3)(a) Street Trees. Required: Street trees are required along all street frontages when a property is developed.
Requested: That there be no street trees on Wing Hill or N. Blacksmith Lanes.

The Final Development Plan was reviewed against the applicable criteria. Staff recommended approval with six (6) conditions:

- 1) Prior to obtaining a demolition permit for the existing buildings, the applicant shall obtain approval from the Architectural Review Board for the reconstruction of the shared wall at 40 N. High Street.
- 2) The applicant shall continue to work with staff to lessen parking lot grades.
- 3) The applicant shall incorporate the following changes to the mixed-use building elevations:
 - a. Removal of the vertical stone and wood elements except in the gable ends;
 - b. Use of similar window arrangements as presented herein by staff;
 - c. Addition of horizontal elements including the trim board on the north portion of the building and water table caps on all locations;
 - d. Maintain a distance between the water table and the northwest window on the north elevation; and
 - e. Two recessed "bricked-in windows" added on the rear stone elevation with lintels and sills.
- 4) A revised photometric plan shall be provided to staff for approval prior to building permit:
 - a. Plan shall confirm that light trespass is no greater than 1 footcandle 10 feet outside each property line;
 - b. Ensure that the northwest and northeast corners of the site do not have hot spots;
 - c. Consider removal of one light from the north corner of the mixed-use building; and
 - d. Ensure all lit areas have corresponding footcandle measurements.
- 5) The Wing Hill Lane landscape installation shall ensure that the proposed sandstone blocks are no taller than six inches from grade.
- 6) The Yukon-Blend brick shall be full-depth.

Questions for Staff

Mr. Jewell – He asked if the brick wall under the privy was going to remain intact up against the privy steps. The plan just states the concrete is to remain but there is actually a stone wall there.

Ms. Holt – There are a number of layers of stone wall and some were deemed non-historic; she deferred to the applicant.

Applicant Presentation

Tim Lei, Lei Architects, 401 W. Town Street, Columbus, OH, stated the project was started October 2021, and for more than a year we have been reviewing and interpreting what the *Historic Design Guidelines* state for new construction. Nearing the end of the project, unfortunately, there is still a significant gap between what we are trying to accomplish and what the Board is expecting. His goal was to get on the same page for what is appropriate for this site. There are 12 styles listed in Chapter 2. Vernacular is the most prevalent in Dublin. He has worked in Dublin for 10 years and feels fairly familiar. He pointed out several different buildings with different sized windows, with and without headers, verticality, and pointed out the quirkiness of many. He quoted from Chapter 5 of the *Historic Design Guidelines* that stated new construction should not be a replica of a historic building and not taken to the extreme of modern design, staying compatible with the surrounding community and sharing underlying principles of design: form, mass, height, use of materials, scale, and lot coverage. He believed they have followed the *Guidelines* – respectful, fitting, and compatible with the characteristic. The design of the windows has been discussed at length. The applicant considered timber-framed vernacular, which is the oldest architectural style in Europe, and some are interpreted in a stone/masonry expression. This project is super complicated and difficult, and went on to discuss windows further. Staff's suggestions just did not work. The dentist next door is mid-century modern with urns out front. The proposed vertical elements are a modern interpretation of timber-framed buildings as a way to create rhythm and texture. In summary, he tried to balance the vernacular with the idiosyncratic heritage and believed it complied with the *Guidelines*.

Questions for the Applicant

Mr. Alexander – He asked the applicant why he chose windows that were so open with no trim or break in the window.

Mr. Lei – He studied all kinds of windows in the District. He had storefront windows in front and they have no division. Vertical trim and horizontal elements add texture so the window does not need extra detail. Not every window in the area has muntins, so it is not a given there should be muntins on these windows. It was their preference but not outside the *Guidelines*. This is a modern interpretation. What Staff recommended cannot be found anywhere in the district.

Public Comment

No public comment has been received. The Chair invited anyone in the audience to speak to this case and nobody came forward.

Board Discussion

The Chair – He determined there would be a lot of discussion over the third condition and asked to discuss the first two conditions and vote before beginning the discussion of appearance.

Mr. Jewell moved and Mr. Cotter seconded, to approve the Parking Plan.

Vote: Ms. Damaser, yes; Mr. Alexander, yes; Mr. Cotter, yes; and Mr. Jewell, yes.
[Approved 4 – 0]

Ms. Damaser moved and Mr. Cotter seconded, to approve the Waiver to permit no street trees.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; Mr. Cotter, yes; and Ms. Damaser, yes.
[Approved 4 – 0]

The Chair – The Planning Report was an acceptable response to standards. The houses in the back are fine.

Mr. Jewell – He asked if there were just the six conditions of approval. The trash issue is not resolved.

Ms. Holt – She offered to have more dialogue about trash.

The Chair – The solution is in the overall plan. The location of the enclosure was determined and it is up to Rumpke to pick up.

Mr. Jewell – There was a lot of discussion on this topic during the meeting he was not able to attend. The change was to move the trash up to the street from its current location. Mr. Lombardi was going to follow-up with North High Brewing as to how they are handling their trash. Mr. Jewell talked to North High Brewing, and they are not using several containers and putting them to the street. They are sharing a dumpster with CoHatch down off Blacksmith Lane due to the volume of trash. Trash is picked up Monday, Wednesday, Thursday, and Saturday. That is a lot of trash to be put out four days a week. He walked High Street after 2 pm and found several containers out, and that is not the best solution, especially with restaurant trash that is messy. When the trash is picked up, trash is spilled onto the ground. There is no way to get the containers out to High Street without using the property next door. There is a small corridor but there are parking spaces in the same location. The five or six containers will need to sit on the sidewalk because the drive cannot be blocked, nor can the ADA space on the street. He was not comfortable with the trash solution especially for restaurant trash. The majority of that drive belongs to 40 N. High Street and that cannot be blocked because there is constant business there.

Mr. Lombardi – 4912 Pesarro Way, Dublin, stated he talked to North High Brewing and they take their trash container down behind CoHatch and they all do it together, there. The containers in our proposed trash enclosure are directly across from 40 N. High Street. The Rumpke truck can easily pull in when picking up their trash. It should not be an issue.

Mr. Jewell – His assumption was the containers were going to come out to the street. If Rumpke is going to travel down through that gravel drive and pick up with 40 N. High Street that would resolve the problem. He was not aware of that part of the discussion.

Mr. Lombardi – The containers can be pulled out to the street; he did not ask specifically if Rumpke would drive back.

Mr. Jewell – He took into consideration the number of containers, what goes in the containers, now increasing usage that has not been experienced yet because there are just art galleries, etc. in the current tenant spaces. He was also concerned about the containers he saw left out after 2 pm and does not know if Rumpke ever picked that trash up. This is not a good presentation when the goal is to build a pretty property. Putting rubbish out on the street defeats that purpose. The traffic on N. High Street right now is horrendous. There's UPS, FedX, various delivery trucks with additional trucks bringing in products. Add to that a new restaurant needing to accept deliveries. All of this compounds the concern. This is a big issue when trying to beautify N. High Street.

Mr. Alexander – Scheduling can solve some of that problem. Nobody in the area seems to know the schedule as it varies based on what the loads are.

Mr. Cotter – Perhaps Staff or the applicant could look into this further.

Ms. Damaser – We are discussing the Final Development Plan now, so we do not have the opportunity for more research to be completed.

Mr. Lombardi – He asked if this was not already approved with the condition whereas the applicant shall confirm trash could be picked up.

Mr. Jewell – That is not what was stated in the minutes from the Preliminary Development Plan Review.

Ms. Holt – Condition 9 from the Preliminary Development Plan states that the trash collection shall be further evaluated at the FDP regarding on-street collection and the ability to integrate with the historic wall and privy system on-site.

Mr. Alexander – Part of the Board's concern is the appearance of the elements Ms. Holt just mentioned as it needs to be visually integrated with the stone. A lot of restaurants have early morning pick-up.

Mr. Jewell – Trash pick-up shall not be impacting the dentist office business between 7:30 am – 8 am.

Ms. Damaser – Rumpke can determine pick-up times and that is a problem. The revision the applicant applied has beautified an enclosure.

Mr. Jewell – He restated this is not the best solution.

Mr. Alexander – If Mr. Jewell wants to use the trash concern to vote down a project, it seems like pretty steep ground. He said he liked the enclosure there because there is the option to get Rumpke to come into the driveway, leaving the containers enclosed. Technically, the 40 N. High driveway is partially on this property. He asked if there was a shared easement with 40 N. High Street.

Mr. Jewell – He was surprised to hear the occupants at 40 N. High taking trash all the way down to Blacksmith Lane if Rumpke will pick it up there.

Mr. Lombardi – The Bakery tenant is not going to want trash cans out front and will deter customers. From a common sense standpoint, the trash will be taken care of and not be a problem for anyone.

Mr. Jewell – Okay.

Mr. Cotter – He said he appreciated the applicant's presentation. Last time the applicant was provided a condition of approval to find a solution to the windows and vertical elements and yet the applicant did not bring something to the Board today to move forward. The applicant was to soften the massing with the revision of vertical elements. The Board was looking for a compromise. The *Guidelines* speak to new construction fitting the surrounding area. Some eclectic elements could be appropriate but something also needs to tie into the other buildings, with perhaps symmetry, and the inside of the windows. This design is not connecting to the surrounding area elements/characteristics. Verticality continues to make the structure appear too massive. This is an important location at the middle of N. High Street. The Board is expecting some continuity. He saw the applicant's reasons for the design but was taken aback when he did not see an effort on the part of the applicant to meet expectations of trying to soften the appearance to lessen the massing. No compromise was made to bridge with the elements already present in the area.

Mr. Jewell – Not adding muntins within the windows was a missed opportunity.

Mr. Alexander – He has spent a lot of years studying and teaching architecture. Any time a reference is made, someone else can interpret the reference in a different way. The City's *Guidelines* deal with more literal relationships. The applicant is making connections but they are more oblique. The applicant referenced the timber-frame of barns but that is a feature always apparent on the inside of the structure. The applicant's architectural approach is extremely valuable because it is about communicating ideas, and he applauds that. He was hoping the applicant could find a middle ground. The literal connections are what people notice in the District. Staff made design recommendations to meet the *Guidelines* because the applicant's plans did not change.

Ms. Damaser – She asked for a justification for why the vertical elements should stay.

Mr. Lei – It is important to have rhythm on a façade.

The Chair – The Board has made the recommendations clear.

Ms. Damaser moved and Mr. Jewell seconded, to table the Final Development Plan.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Mr. Jewell, yes; and Ms. Damaser, yes.

[Motion passed 4 – 0]

The Chair – Short break

3. ~~114 S. High Street, 22-156MPR, Minor Project Review~~

~~The Chair stated this application was a request for deck modifications and window replacements to a building on a 0.20-acre site zoned Historic District, Historic South. The site is located ±85 feet southeast of the intersection of Pinneyhill Lane with S. High Street.~~



BOARD ORDER

Architectural Review Board

Wednesday, July 27, 2022 | 6:30 pm

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

2. **Development at 36-38 N. High Street 22-085PDP**

Preliminary Development Plan

Proposal: Construction of a two-story, mixed-use building and a two-story residential building on a 0.25-acre lot zoned Historic District, Historic Core.
Location: Northeast of the intersection of N. High Street with Wing Hill Lane.
Request: Review and approval of a Preliminary Development Plan under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.
Applicant: John Fleming, Lai Architects
Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
Contact Information: 614.410.4662, sholt@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/22-085

MOTION 1: Ms. Cooper moved and Ms. Damaser seconded, to table the Parking Plan.

VOTE: 4 – 0

RESULT: The Parking Plan was tabled.

RECORDED VOTES:

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

MOTION 2: Ms. Cooper moved, Ms. Damaser seconded, to approve the following Waiver for a Juliet Balcony:

1. §153.174(G)(2)(a) Juliet Balcony – Required: Minimum of two stories in height.
Requested: To allow 1.5 stories in height.

VOTE: 4 – 0

RESULT: The Waiver was approved.

RECORDED VOTES:

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



**2. Development at 36-38 N. High Street
22-085PDP**

Preliminary Development Plan

MOTION 3: Ms. Damaser moved and Ms. Cooper seconded, to approve the following Waiver for Foundation Plantings:

2. §153.173(H)(6) Foundation Plantings - Required: Building foundation landscaping is required along all sides of a building facing a public or private street, but is not required for portions of the front or corner side building facades located within 10 feet of the front property line and where a streetscape or patio treatment is provided.
Requested: To permit no foundation plantings on Wing Hill Lane due to the 0-foot side setbacks permitted in this zone.

VOTE: 4 – 0

RESULT: The Waiver was approved.

RECORDED VOTES:

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

MOTION 4: Ms. Cooper moved, Ms. Damaser seconded, to approve the Preliminary Development Plan with 12 conditions as identified during the meeting:

- 1) That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the Final Development Plan Review;
- 2) That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the Final Development Plan Review;
- 3) That the provision of additional sanitary sewer line(s) and water line(s) shall be further investigated at the Final Development Plan Review; to the satisfaction of the City of Dublin, Division of Utilities;
- 4) That the applicant shall work with Staff to address outstanding storm sewer comments to the satisfaction of City Engineering at the Final Development Plan Review;
- 5) That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the Final Development Plan Review;
- 6) That the unidentified bollards on Sheet C-007 shall be identified on the Final Development Plan and also changed to dark bronze in color, if applicable;
- 7) That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the Final Development Plan Review; and



**2. Development at 36-38 N. High Street
22-085PDP**

Preliminary Development Plan

- 8) That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the Final Development Plan Review;
- 9) That the trash collection shall be further evaluated at the Final Development Plan Review regarding on-street collection and the ability to integrate with the historic wall and privy system on-site;
- 10) That the window and door trim shall be further evaluated at the Final Development Plan Review in order to have greater compliance with surrounding context and forms;
- 11) That the configuration of the on-site parking shall be re-examined at the Final Development Plan Review in order to ensure adequate turning movements and perhaps accommodate the trash collection facilities. Should the on-site parking lose space(s) to better accommodate these goals, the Parking Plan shall be approved for the revised number of spaces; and
- 12) That the remediation work for the shared wall, with 40 N. High, shall be a separate joint Minor Project Review application.

VOTE: 4 – 0

RESULT: The Preliminary Development Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



- ~~3) That the applicant apply for and successfully obtain approval of Permanent Sign Permits through Building Standards, prior to installation;~~
- ~~4) That the applicant remove the sign upon conclusion of the lease and associated pop-up shops; and~~
- ~~5) That if the City opts to renew the lease past one year, applicant will return to ARB with a revised sign that better addresses the Historic District Sign Code including High Density Urethane (HDU) routed letters, minimized colors, and mounted on a permanent frame and base.~~

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Ms. Damaser, yes.
[Approved 4 – 0]

2. Development at 36-38 N. High Street, 22-085PDP, Preliminary Development Plan

The Chair stated this application was a request for the construction of a two-story, mixed-use building and a two-story residential building on 0.25-acre lot zoned Historic District, Historic Core. The site is located northeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Ms. Holt – This application includes three separate requests: a Preliminary Development Plan; a Parking Plan; and Waivers. An aerial view showed the location of the site that includes the wall, privy, and stair system, which is surrounded by the same zoning on three sides; the fourth is Historic Residential.

The development history started with an Informal Review in October, 2021 with a key goal to retain views to preserved historic wall, stair, and privy. Building height and massing were discussed at length. At the ARB meeting on March 22, 2022, the Board approved the Concept Plan with a Demolition request with a condition that the demolition be held off until the Final Development Plan was fully approved. The Concept Plan had conditions of approval, which have all be met with this current application.

The existing conditions of both the front and back of the buildings along with the historic wall, steps, and privy were all shown as well as the detail along N. High Street and Wing Hill Lane [photographs]. The proposed site plan included: the stone wall and privy preserved; the 6,024-square-foot, 2-story mixed-use building; the 3,750-square-foot, 2-story, 2-unit residential building; parking throughout the site; bike parking in the northeast corner; five-foot sidewalks for Wing Hill Lane and N. Blacksmith Lane; and trash locations on the north side of the property. Renderings revealed the character of the mixed-use building on N. High Street from both north and south directions and drawings noted the details. The proposed materials for the mixed-use building are as follows: Rusticated limestone veneer for foundation/water tables; Brick in Belden Yukon Blend for the south portion of the building; smooth limestone cladding for window details and vertical elements; Horizontal wood siding in Sage Green Light for the north portion; Standing seam metal roof in Gunsmith Grey; and Aluminum-clad wood windows and doors from Marvin, or similar. Renderings and detailed drawings of the residential building were presented. The proposed materials for that building are as follows: the limestone for the water table is the same the mixed-use; building with Horizontal siding; Grapy and Pavestone; Accents in Roycroft Adobe and Randolph Gray; body color in Roycroft Adobe; Standing seam metal roof again in Gunsmith Gray; and Aluminum-clad wood windows from Marvin or similar.

There are a total of 44 parking spaces required on-site; 10 are provided and 34 are requested to be off-site. There are 103 spaces available at the Darby Lot and 181 spaces or 50% spaces potentially available in the library garage. Staff supports the Parking Plan.

The first Waiver is for Lot Coverage to allow 90% where 85% is the maximum permitted in this zone district, which Staff supports.

The second Waiver request is for the Juliet Balcony to be located 1.5 stories. Code requires the balconies to be installed at 2 stories in height. Staff supports this Waiver since the topography slopes down and it would provide visual interest along Wing Hill Lane.

The third Waiver is a request for No Foundation Plantings due to the limited space per the building placement. Staff supports the Waiver per the offset of the installation of ornamental trees along the sidewalk installation.

Staff supports the Preliminary Development Plan with eight (8) conditions:

- 1) That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the Final Development Plan Review;
- 2) That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the Final Development Plan Review;
- 3) That the provision of additional sanitary sewer line/s and water line/s shall be further investigated at the Final Development Plan Review; to the satisfaction of the City of Dublin, Division of Utilities;
- 4) That the applicant shall work with Staff to address outstanding storm sewer comments to the satisfaction of City Engineering at the Final Development Plan Review;
- 5) That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the Final Development Plan Review;
- 6) That the unidentified bollards on Sheet C-007 shall be identified on the Final Development Plan and also changed to dark bronze in color, if applicable;
- 7) That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the Final Development Plan Review; and
- 8) That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the Final Development Plan Review.

Board Questions for Staff

The Chair - For the benefit of everyone, currently there are a lot of conditions and as the Board goes through this review, the project could still move forward even if not all current conditions are approved and

conditions could still be added to the current slate. The Board shall review each issue and view may differ from Staff's recommendations.

Mr. Cotter – Inquired about the current lot coverage.

Ms. Holt – The applicant can answer that question.

Mr. Cotter – Inquired about the trash location on the north side and the route for the garbage truck.

Ms. Holt – The site is on two different levels. Trash for mixed-use is same level as N. High Street and user would roll it out to the curb. Residential building is on the Blacksmith Lane level and would be wheeled out to that curb.

Mr. Cotter – Inquired about the existing gravel drive between the buildings.

Ms. Holt – That is for the dentist at 40 N. High Street, which spills over onto this lot.

Ms. Cooper – Did not know trash is permitted to be picked up on High Street; all trash is collected in the alley or behind on Blacksmith Lane or behind the existing building. The building is proposed to be used for a restaurant and offices and asked if 6, 96-gallon trash receptacles were going to be adequate. She asked where the receptacles would sit by using the rendering provided. The gravel drive as a whole is not part of the applicant's property and the front of the building would be significantly impacted. She did not see logistically how trash collection would work, as proposed. This sits immediately adjacent to the historic wall, staircase, and privy, which will take away from highlighting the historic nature of that part of the property. She was not aware the City of Dublin had trash collection along N. High Street.

Ms. Holt – She did not know what happens along N. High Street for trash collection and will look into that matter and address at the next stage.

Applicant Presentation

Tim Lei, Tim Lei Architects, 401 W. Town Street, Columbus, Ohio, stated he was the architect for the project.

Wes Davis, Osbourn Engineering, 130 Chestnut Street, Suite 401, Columbus, Ohio 43215, introduced himself.

Phil Moorehead, Landscape Architect, G2Planning and Design, 720 E. Broad Street, Columbus, Ohio 43215, was also available for questions.

Mr. Lei – There were several changes. There was a door with a stoop that came out on Wing Hill Lane that was part of the history of the building but service folks would not accept that so the entry was eliminated and a Juliet Balcony was added. The windows on the south side were decreased in size. A sprinkler system for fire suppression was not required for this size of a building, however there were limits on the window openings. This altered the overall aesthetic of the project so vertical elements were added, created a regularized rhythm to allow a variation in window sizes for different practical reasons. The corner on Wing Hill and N. High Street was the focal point of this project. They have brought different elements together to elevate the two-story, commercial building with a history of stone. A large part of the Wing Hill family were masons and they had a barn and animals. He wanted to bring in the masonry and agricultural elements to represent the history in a dignified way. That set the whole project. There was a smaller addition at the back. The massing was shifted on the east side. There might be a quick serve restaurant on the south side and a bakery on the north side. Ms. Holt has been urging us to use some bright color. After reviewing the catalogue of pre-approved paint colors for Historic Dublin, they decided upon something more subtle. The applicant wants it to be new but at the same time, it should be a respectful addition to the neighborhood, not necessarily wanting to jump out; little detail and accents can jump out as something unexpected and provide a sense of discovery.

There had been a big cutout on the second floor of the residential building. Changes have occurred while balancing the aesthetic with function. Each unit now has a two-car garage, which greatly improved the value but did not leave much space. Most of the living space is on the second floor as an open floor plan including the living room that faces east with a balcony, a kitchen, and dining area, with the bathroom behind. The two bedroom unit has a really nice, spacious vaulted ceiling on the second floor.

Mr. Davis – The location of the trash for this site has been a challenge given the use for the multi-use building and how that is going to operate. The gravel from the property to the north encroaches on our property other constraints include the location of the privy and historic wall have made it somewhat difficult. The applicant started looking north along the mixed-use building on N. High Street for the trash location to mitigate over to the west. The applicant will research the rules for trash pick-up in Dublin and work through that along with the uses contained within the mixed-use building.

Mr. Alexander – He asked if Dublin will pick-up non-residential trash or if that service will need to be contracted out. With gravel on a grade, it will be hard to push a full dumpster.

Mr. Davis – Grade changes have been a challenge on this site. There is a 20-foot drop from N. High Street down to Blacksmith Lane.

Mr. Cotter – He questioned the maneuverability for parking. He confirmed with the applicant that they were maximizing the number of spaces totaling five (5) to be on site.

Ms. Cooper – She asked the applicant to consider putting the waste facility on the parking lot area.

Mr. Davis – That bump-out needs to be utilized for the townhome garage. Placing a dumpster there would impede the ability to get the car out of the garage.

Mr. Cotter – Inquired about the current lot coverage.

Mr. Davis – Sub 60% but would need to verify.

Mr. Alexander – The Waiver for lot coverage concerned him. The applicant has a clean slate and can control what goes on at this site. He asked the applicant why the 85% lot coverage needed to be exceeded since more than 85% would be huge. The language in the Planning Report does not seem to meet the standards so far. Usually, Waivers are requested because a site condition exists with an issue that is imposed on the applicant, to no fault of their own and not an easy fix to remedy a situation or there is no solution so the plan can still be in compliance with Code but in this case, the applicant does not have obstacles.

Mr. Lei – Clarified 85% is not just the building but also all the impervious surface. The applicant is improving what there is, currently. 85% is a great number but the site is incredibly small with lots of limitations. If this becomes a sticking point, the applicant can explore options.

Mr. Alexander - 85% would radiate a lot of heat. Adding a floor and addition in the back is significantly increasing the density. Gravel is going to have a liner under it so water will not be able to run through, more like an impervious surface. He requested a compelling reason from the applicant as to why the lot coverage cannot come down to 85%. There are maintenance issues with permeable pavers and they are only as good as the maintenance.

Mr. Lei – He could possibly get the lot coverage down to 85%.

Mr. Alexander – He had reviewed language from the last review and one of the conditions of approval was window trims to be traditional. He understands design rationale. Moving to the building to the left and building to the back, the Board is not seeing that and he read the requirement directly from the Code.

Mr. Lei – There are two parts to the Code. One is that a proposal needs to be consistent with the neighboring building. The other part regarding detail, states the character should be a modern interpretation of historic style and not a replication. The applicant is trying to convey with this design is not to create a historic building and want to build something that makes sense as a whole. The neighboring building to the north is considered to be contributing to the Historic District in a modern style. The window trim on that building

was definitely not traditional and our building would face that building and believe our building is more traditional. He asked the Board to consider not forcing traditional elements. The applicant is trying to be sympathetic to the context, scale, material of the district, which has been demonstrated. Because we have so many different sizes of windows, when we start to make them two over two or six over six, it does not work within our vision for the elevation.

Ms. Cooper – She was still really concerned about the configuration of the internal parking and adequate waste facilities. If the size was reduced to fall within the 85% Lot Coverage requirement, more permeable areas might be found that are needed on the north side of the building. Move the waste facilities for the commercial building to the parking area below.

Mr. Lei – Last time we were here, we had 5 parking spaces on the west side of the parking lot with two parallel parking spaces on the other side of the lot. The applicant realized that was too tight. We have receded the parking into the garage. The parking space requirement is 19 feet long by 9 feet wide. The applicant has 26 feet for the drive aisle when 22 feet is required minimum. The last space on the north side is tight. One of engineering's comments was to ensure there was enough maneuvering space for that last space.

Ms. Cooper – She appreciated the attention to maneuverability but is not comfortable with the way the trash enclosure for the commercial building is proposed and particularly since we have the need get the lot coverage percentage down. That might be an area the applicant can find some space for open green space, right by the historic feature to assist with run-off from the building on the north side. She would be supportive of losing a parking space to address a proper trash disposal enclosure for a commercial use like a restaurant. The applicant is already seeking a Waiver for parking. Again, her concern is wheeling 6, 96-gallon trash receptacles out to High Street to be picked up, which is probably not even feasible or even permitted to do from a waste disposal contract basis.

Bob Lombardi, 4912 Pesaro Way, Dublin, OH, 43017, thought that North High Brewing that is a two-story restaurant and bar had quite a few of the 96-gallon trash receptacles but would ask them how they get rid of their trash.

Ms. Cooper – The aesthetic of trash management is important in the historic district. It should be concealed and not intrusive to the adjacent properties and if they are wheeled out front, it is going to take away from the dining on the porch area.

Mr. Lombardi – Trash pick-up is typically handled in the morning without customers around on the north side that is a bakery without a patio out front.

Ms. Cooper – There could be a bakery in that location now but it is unknown what could go in there, next.
Mr. Lombardi – He agreed.

Mr. Lei – Trash is very challenging for this site. If the applicant removes one parking space on the lower level, there is no easy access to go down there. At least ten feet is needed to go down the historic stair that cannot be touched and not technically safe to use, which is his biggest concern. There is no safe way to access the stair from the restaurant with snow and ice added. Yes, the trash pick-up could be better from the lower level but for the occupants to go down to the lower level with trash will be very challenging for them to do so in snow and ice. The applicant will consider options to address the concerns and return with a better solution.

Mr. Alexander – Upon reviewing the drawing, there is 29 feet between the parking and the face of the residential structure with eight or nine-foot doors. The tendency is to come in slightly diagonally, if it is a double door. He was not an advocate of the aesthetic, but makes it a lot easier to turn in there. Scale proposed is better. Ideally you want to come straight in these small spots.

Ms. Cooper – Agreed double doors allow for some space.

Mr. Lei – Double doors are proposed at 16 feet wide, one for each unit.

Mr. Alexander - The remediation for the stone wall is yet to be fully worked out.

Mr. Lei – Stone wall remediation is probably going to happen earlier than what the applicant would like; the wall is literally collapsing. A large crack that developed about a year or two ago. The root cause is due to the grading of the neighbor’s parking lot to slope to our property from north to south. All the stormwater, comes over our wall, on the north side of our site but south of the neighbor’s property, which includes their roof drain. Tons of water gets dumped there. The proposed solution is to remove the stone, install a drain that ties to the storm drain and rebuild the stair. The stair will be restacked as it is now with self-compacting gravel, similar to small pea gravel. Working with Ms. Holt, will get some agreement with our neighbors earlier rather than later. This is not to change the stair, just to make it safe. When the neighbor was here for their project, the Board approved taking the stair down and rebuilding it but that was on his property, relative to his project under the old Code.

Ms. Holt – Under the old Code, approvals lasted for one (1) year.

Mr. Alexander - This applicant would need to return for a Minor Project Review to show the Board the details as that is part of the historic fabric of this project.

Mr. Lei – He was concerned about the timeline for coming back.

Ms. Holt – Since part of this is on the neighbor’s property, there would need to be a joint application with both property owners being party to it. The MPR can be concurrent with the Final Development Plan to not delay the process.

Public Comment

No public comments were received.

Board Discussion

Mr. Cotter – He was open to modifying the five parking spaces to gain other things.

Ms. Holt – Added condition 11.

Ms. Damaser – If the applicant reduced the on-site parking, would Staff feel comfortable transferring that parking to the remote lots.

Ms. Holt – Answered affirmatively. The goal was to have more neighborhood parking where parking is contained in organized groups around the district instead of having on-site parking.

Mr. Alexander – Approval for lot coverage at 90%. He was not comfortable with that. We just adopted a new Code and this would be a request for a substantial change.

Mr. Cotter – More and more applicants have requested to squeeze more onto properties.

Ms. Damaser – Suggested instead of saying 85 – 90%, but stating 10 – 15% it sounds huge. She agreed the lot coverage Waiver should not be granted.

Ms. Cooper – Agreed considering the applicant is not working with any existing conditions that are restricting.

The Chair – We will strike that Waiver.

The Chair – He asked the members about the Waiver for the Juliet Balcony. He requested clarification for the way the request is written as it appears the proposed bottom of the balcony would be five (5) above grade.

Mr. Lei – The meaning of the Code is that the balcony is supposed to be on the second floor only. Because the ground slopes down, the balcony ends up being about a half story up. That is why it is called 1.5 story when it is really a half story up from one story.

Mr. Alexander – If the balcony is going to be installed where it is located on the drawing, it is fine.

Ms. Damaser was good with the location of the Juliet Balcony on that façade.

Ms. Cooper was not opposed.

The Chair – He asked the members about the Waiver for No Foundation Plantings on Wing Hill Lane. Ms. Damaser was agreeable to the Waiver given trees will be planted.

Mr. Cotter agreed with Ms. Damaser and added the sidewalks will be a benefit.

Ms. Cooper – It ties more to the overall site plan that we need to accommodate a reduction and find a better solution for addressing the trash disposal situation. There is no problem with the Waiver for No Foundation Plantings but maybe there will be an opportunity for some foundation plantings on the north side for instance if there are some changes made.

The Chair – If the applicant revises the site plan, this would give flexibility to have 5% more potential landscape. This is a good compromise.

The Chair – He asked the members about the approval of the Preliminary Development Plan with the conditions:

- 1) That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the Final Development Plan Review;

The Chair – The first one is pretty clear.

- 2) That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the Final Development Plan Review;

The Chair – No conversation about the second condition.

- 3) That the provision of additional sanitary sewer line(s) and water line(s) shall be further investigated at the Final Development Plan Review; to the satisfaction of the City of Dublin, Division of Utilities;

The Chair – Condition 3 is fine.

- 4) That the applicant shall work with Staff to address outstanding storm sewer comments to the satisfaction of City Engineering at the Final Development Plan Review;

The Chair – Fine.

- 5) That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the Final Development Plan Review;

The Chair – This needs to be kept in mind when designing the Parking Plan.

- 6) That the unidentified bollards on Sheet C-007 shall be identified on the Final Development Plan and also changed to dark bronze in color, if applicable;

The Chair – He asked Ms. Holt if the color had to be so specific.

Ms. Holt – Bollards were not found on the site plan. If bollards are on site, the color cannot be a bright yellow.

Mr. Lei – There are no bollards on site.

The Chair – Remove Condition 6. But then Ms. Damaser said maybe it should be left in just in case it is noted in the development text.

- 7) That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the Final Development Plan Review;

The Chair – He asked the applicant if he was agreeable with Condition 7 and Mr. Lei answered, affirmatively.

- 8) That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the Final Development Plan Review;

Mr. Lei – Yes, as that is the next step that has to be completed.

- 9) That the trash collection shall be further evaluated at the Final Development Plan Review regarding on-street collection and the ability to integrate with the historic wall and privy system on-site;

Ms. Cooper – She liked the condition up until the verbiage of “at the Final Development Plan Review” as she had expressed repeatedly her concerns and is hoping there will be a resolution that will be aesthetically pleasing and practical.

The Chair – He asked if the language should be changed. This comes up in Condition 11 as well.

Ms. Cooper – Verbiage in Condition 11 was fine. There is not a way to integrate the trash receptacles with the historic wall and privy system on the north side of the building. This will also be an issue with access and disposal. She understood there is a drop down spot down to the parking lot area, which may present additional problems for accessing trash. She did not have a good recommendation for changing the language other than it needs to be further evaluated to be consistent with the Historic District Plan.

The Chair – The condition is open ended.

Ms. Cooper – It is the whole aesthetic of the whole downtown district, including the adjacent property proximity.

Ms. Damaser – Condition 9 states the Board does not agree to this part of the proposal at this point and needs to be included, if the Preliminary Development Plan is going to be approved today. As written, it addresses Ms. Cooper’s concern, at least until the Final Development Plan Review.

- 10) That the window and door trim shall be further evaluated at the Final Development Plan Review in order to have greater compliance with surrounding context and forms;

The Chair – The applicant has listened to the Board regarding earlier meeting discussions so the Board appreciates the changes that have been made and the plan is coming closer to their concerns.

- 11) That the configuration of the on-site parking shall be re-examined at the Final Development Plan Review in order to ensure adequate turning movements and perhaps accommodate the trash collection facilities. Should the on-site parking lose space(s) to better accommodate these goals, the Parking Plan shall be approved for the revised number of spaces; and

The Chair – No further discussion is needed.

- 12) That the remediation work for the shared wall, with 40 N. High, shall be a separate joint Minor Project Review application.

The Chair – He asked the applicant if he was agreeable.

Ms. Holt – The remediation work for the shared wall may run concurrently with the Final Development Plan.

Ms. Cooper – She asked if the adjacent property owner plans to come in with an application.

The Chair – The City has not heard from the other property owner for the shared portion of the wall; it is unknown as to what their plan is moving forward.

Mr. Lei – He asked what MPR stood for.

The Chair – Minor Project Review.

The Chair – He called for a motion for the Parking Plan and yet the conditions were separate from the Waivers and yet one of the conditions impacts a Waiver.

Mr. Boggs – He anticipated the Chair’s question of whether to approve the Parking Plan and then have a condition relative to the Parking Plan in the Preliminary Development Plan.

The Chair – He asked if it made sense to do that.

Mr. Boggs – He suggested to move to approve the Parking Plan subject to the condition specified in the Preliminary Development Plan and then move forward with a Preliminary Development Plan condition.

Ms. Damaser – She asked if the Board has to approve the Parking Plan at all or if the plan could be tabled.

Ms. Cooper – The Board is not opposed to the Parking Plan, just anticipating the parking is going to change, anyway. She suggested the Parking Plan be approved at the Final Development Plan on the adjustments that have been made.

Mr. Boggs – Agreed.

Ms. Cooper moved, Ms. Damaser seconded, to table the Parking Plan.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes; and Ms. Cooper, yes.

[Motion passed to table 4 – 0]

Ms. Cooper moved, Ms. Damaser seconded, to approve the Waiver for the Juliet Balcony, as proposed:

1. §153.174(G)(2)(a) **Juliet Balcony** – Required: Juliet balconies are permitted only on upper floors of buildings where windows extend to the floor or where doors are present.

Requested: The proposed balcony is 1 ½ stories above the adjacent grade.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Damaser, yes; and Ms. Cooper, yes.

[Approved 4 – 0]

Ms. Damaser moved, Ms. Cooper seconded, to approve the Waiver for the Foundation Plantings, as proposed:

2. §153.173(H)(6) **Foundation Plantings** – Required: Building foundation landscaping is required along all sides of a building facing a public or private street or open space or facing a surface parking area located on the same lot but is not required for portions of the front or corner side building facades located within 10 feet of the front property line and where a streetscape or patio treatment is provided.

Requested: No foundation plantings along both buildings on Wing Hill Lane.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; and Ms. Damaser, yes.

[Approved 4 – 0]

No action was taken for the Waiver for the Lot Coverage.

Ms. Cooper moved, Ms. Damaser seconded, to approve the Preliminary Development Plan with 12 conditions as identified during the meeting:

- 1) That the applicant shall investigate methods for stabilizing the on-site portion of the existing wall shared with 40 N. High Street and present the least impacting option at the Final Development Plan Review;
- 2) That the applicant shall provide methods for protecting the adjacent historic stone wall during removal of the non-historic stone wall at the southeast corner/east side of the existing building at the Final Development Plan Review;
- 3) That the provision of additional sanitary sewer line/s and water line/s shall be further investigated at the Final Development Plan Review; to the satisfaction of the City of Dublin, Division of Utilities;
- 4) That the applicant shall work with Staff to address outstanding storm sewer comments to the satisfaction of City Engineering at the Final Development Plan Review;
- 5) That the applicant shall work with Staff to ensure all proposed parking spaces have adequate maneuverability at the Final Development Plan Review;
- 6) That the unidentified bollards on Sheet C-007 shall be identified on the Final Development Plan and also changed to dark bronze in color, if applicable;
- 7) That the applicant shall further explore the opportunity for, and survivability of, foundation plantings along the north property line. Should this not prove feasible, a Waiver will be sought at the Final Development Plan Review;
- 8) That the applicant shall work with Staff to determine any possible required distances between buildings and utility poles/lines/transformers; and any required changes shall be reflected in the plans at the Final Development Plan Review;
- 9) That the trash collection shall be further evaluated at the Final Development Plan Review regarding on-street collection and the ability to integrate with the historic wall and privy system on-site;
- 10) That the window and door trim shall be further evaluated at the Final Development Plan Review in order to have greater compliance with surrounding context and forms;
- 11) That the configuration of the on-site parking shall be re-examined at the Final Development Plan Review in order to ensure adequate turning movements and perhaps accommodate the trash collection facilities. Should the on-site parking lose space(s) to better accommodate these goals, the Parking Plan shall be approved for the revised number of spaces; and
- 12) That the remediation work for the shared wall, with 40 N. High, shall be a separate joint Minor Project Review application.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Damaser, yes; and Ms. Cooper, yes.
[Approved 4 – 0]

The Chair adjourned the meeting for a short break.
The Board returned to the dais and the meeting was continued.



BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

**1. 36-38 N. High Street
22-019ARB**

Demolition

Proposal: Demolition of an existing commercial building on a 0.25-acre lot zoned Historic District, Historic Core

Location: Northeast of the intersection of N. High Street with Wing Hill Lane.

Request: Review and approval of a Demolition under the provisions of Zoning Code §§153.176(F) and (J) and the *Historic Design Guidelines*.

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/22-019

MOTION: Ms. Cooper moved and Mr. Cotter seconded, to approve the Demolition with the following condition:

- 1) That this approval does not permit early demolition, prior to approval of a Final Development Plan and building permits.


VOTE: 4 – 0

RESULT: The Demolition was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, March 23, 2022 | 6:30 pm

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

**2. 36-38 N. High Street
21-175CP**

Concept Plan

Proposal: Redevelopment of an existing building and parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building on a 0.25-acre lot.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane and zoned Historic District, Historic Core.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §§153.176(F) and (J) and the *Historic Design Guidelines*.

Applicants: John Fleming, Lai Architects

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

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

Case Information: www.dublinohiousa.gov/arb/21-175

MOTION: Mr. Jewell moved and Mr. Cotter seconded, to approve the Concept Plan with 10 conditions, as amended:

- 1) That the applicant submit a Parking Plan with the Preliminary Development Plan submittal, ensuring all parking conforms to the requirements outlined in the Code, including bike parking and trash enclosure locations;
- 2) That the applicant shall provide an accessible path from the parking lot to the mixed-use building and show that accessible entrances are provided for this same building, at the next submittal;
- 3) That the applicant shall work with Staff to preserve or rehabilitate the historic stone wall, steps, stoops, and handrail to the best extent practicable and demonstrate how the stone wall, steps, and privy tie into the proposed building design. The applicant shall provide photographs of the southeast wall to help determine age;
- 4) That all window and door placement, size, material, and trim details shall be historically appropriate. Proposed metal panels within the window openings shall not be used, and header/sill details shall be appropriate to the adjacent cladding, on both buildings. Construction methods shall address fire-rating concerns to allow appropriate fenestration on the south property line;
- 5) That all proposed brick shall be replaced by native-appearing stone or brick on both buildings. The proposed dark vertical wood siding on both buildings shall be replaced by another more appropriate material;



**2. 36-38 N. High Street
21-175CP**

Concept Plan

- 6) That the applicant shall demonstrate greater dimension and detail regarding windows, window trim, and roof eaves on both buildings;
- 7) That the applicant shall address concerns with water table materials and their scale for both buildings, at the next submittal. All proposed painted Concrete Masonry Unit materials (CMU) shall be replaced by a more appropriate material;
- 8) That all proposed steel awnings on both buildings shall be changed to fabric awnings or a shed/gable roof feature, to meet the *Guidelines*;
- 9) That the residential building shall be revised to better respond to the adjacent, single-family homes along N. Blacksmith Lane and N. Riverview Street in style and materials; and
- 10) That the proposed roof cut-outs on the residential building shall be removed in favor of a more sympathetic feature.

VOTE: 4 – 0

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

39A2805342A848D
Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





MEETING MINUTES

Architectural Review Board

Wednesday, March 23, 2022

CALL TO ORDER

Mr. Alexander, Chair, called the March 23, 2022, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Mr. Cotter, Mr. Jewell, and Ms. Cooper
Staff present: Ms. Holt and Ms. Martin

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Cotter moved, Mr. Jewell seconded, to accept the documents into the record and to approve the February 23, 2022, meeting minutes.

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

CASE PROCEDURES

The Chair stated the Architectural Review Board is responsible for review of construction, modifications or alterations to any site in the area subject to Architectural Board Review under the provision of Zoning Code §153.170. This Board has the final decision-making responsibility on cases under their purview. Anyone who intended to address the Board on any of the cases this evening was sworn in. The agenda order is typically determined at the beginning of the meeting by the Chair, who also stated the procedures of the meeting. The cases in the minutes follow the order of the published agenda. Anyone who addresses the Board will need to provide their full name and address for the record.

The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.

NEW CASES *(Cases 1 and 2 were heard together)*

1. 36-38 N. High Street, 22-019ARB, Demolition

The Chair stated this application was a request for the Demolition of an existing commercial building on a 0.25-acre lot zoned Historic District, Historic Core and located northeast of the intersection of N. High Street with Wing Hill Lane.

2. 36-38 N. High Street, 21-175CP, Concept Plan

The Chair stated this application was a request for a Concept Plan review and feedback on redeveloping an existing building and parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building. The 0.25-acre lot is zoned Historic District, Historic Core and is located northeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Ms. Holt presented aerial views of the site between N. High Street to the west, Wing Hill on the south, and Blacksmith Lane to the east. This project was informally reviewed in October 2021. The Concept Plan was reviewed in December 2021 and was tabled pending more information on the Demolition Criteria. Photographs of existing conditions were shown. Photographs of the buildings on the west side included Bri-Hi, Tucci's, Harvest Pizza, and the Community Church for scale and context. Jacob Stout Gallery and Toy Emporium were shown for context on Wing Hill Lane. A graphic depicted the proposed elevation within the context and scale of the surrounding buildings on the east side.

The proposed Site Plan included a 2-story, mixed-use building, a 2-story, 2-unit residential building, the location of the stone wall and privy. There is <85% lot coverage with ADA access required between the parking lot and the building entrances at the mixed-use buildings, trash enclosure, bike parking, and 9, on-site parking spaces. There are two additional parking spaces on the street, and steps on the south are outside the lot line today. The applicant is proposing to rebuild the stone wall and steps, and preserve the privy. There is a debate about the age of the wall at the southeast corner. The site slopes significantly from west to east.

Graphics were presented and discussed for each individual elevation of each building on this site, which included screened depictions of the large trees and buildings that would be seen from behind for better context. All of those comments can be found in the Staff Report and heard in the live-stream video on the City's website. Stated were the following proposed materials: dark-stained, vertical cedar siding; standing seam metal roof; aluminium window frames, aluminium storefront; rusticated limestone veneer; rustic, white brick veneer; smooth limestone cladding; and painted concrete masonry units (CMU). Since the elevations appeared simplified and very flat, exterior inspirational photographs of beautiful modern structures were shown to help tell the story of this proposal. These designs may not be appropriate for the Historic District.

This structure has five of seven integrity markers noted to be contributing to the district. The demolition process for contributing structures must include: a demonstration by the applicant of credible evidence that the owner will suffer economic hardship, if the Demolition request was not granted; and an approved Demolition request, which provides assurance to the applicant to move forward with plans. While the applicant requested approval of the Demolition Request at the conclusion of this meeting, no physical demolition may begin without the Final Development Plan and building permits for new structures.

The application was reviewed against the Demolition Criteria for which the analysis was provided to the Board. Approval was recommended for the Demolition with the following condition:

- 1) That this approval does not permit early demolition, prior to approval of a Final Development Plan and building permits.

The Concept Plan was reviewed against applicable criteria and was recommended for approval with 11 conditions:

- 1) The applicant submit a Parking Plan with the Preliminary Development Plan submittal, ensuring all parking conforms to the requirements outlined in the Code, including bike parking and trash enclosure locations;
- 2) At the next submittal, the applicant shall provide an accessible path from the on-site parking to the mixed-use building and show that accessible entrances are provided for this same building;
- 3) The applicant shall preserve the historic stone wall, steps, stoops, handrail, and privy in situ. Provision of graphic details on how all these elements tie into the proposed building design shall be provided. Provision of photographs of the southeast wall, to help determine age, shall be provided if possible;
- 4) The applicant shall revise the proposed design of the mixed-use building such that it is no higher than 1.5 stories to be more compatible with the height surrounding buildings within the Historic District;
- 5) On both buildings, all window and door placement, size, materials, and trim details shall be historically appropriate (two-over-two or six-over-six, aluminum-clad over wood). Proposed metal panels within the window openings shall not be used, and header/sill details shall match adjacent cladding. Construction methods shall address fire-rating concerns to allow appropriate fenestration on the south property line;
- 6) All proposed white brick on both buildings shall be replaced by native-appearing stone or red brick. The proposed dark vertical wood siding on both buildings shall be replaced by horizontal siding in traditional colors;
- 7) Both buildings shall demonstrate greater dimension and detail regarding windows, window trim, and roof eaves;
- 8) Both buildings shall address concerns with water table materials, and their scale, at the next submittal. All proposed painted CMU shall be replaced by a more appropriate material;
- 9) All proposed steel awnings on both buildings shall be changed to fabric awnings, or shed/gable roof feature, to meet the *Guidelines*;
- 10) The residential building shall be revised to better respond to the adjacent single-family homes along N. Blacksmith Lane/N. Riverview Street in style and materials. If the water table on the residential buildings remains stepped, the siding materials shall have corresponding "addition" details; and
- 11) The proposed roof cut-outs on the residential building shall be removed in favor of a more sympathetic feature.

Questions for Staff

Mr. Cotter – One of the conditions for the Concept Plan is for the applicant to keep the height at 1.5 stories. Context was requested for that recommendation by Staff.

Ms. Holt – Three quarters of the buildings on the east side of N. High Street are one story. Single-story buildings exist across the street for the most part, with the exception of Bri-Hi. A one and a half story building would be a good compromise. There is a delicate balance between a "cottage feel" and taller buildings on the corners.

The Chair – Each condition needs to be discussed as a number of them will need revision.

Applicant Presentation

The applicant passed on giving a presentation but made clear they were available for questions.

Board Discussion

The Chair – The Demolition needs to be discussed, first.

Mr. Jewell – He appreciated the financial numbers provided to better review the request. There would be a significant financial cost that warrants consideration of a demolition.

Mr. Cotter – He understood the applicant’s demonstration of the amount of money being put into the project and what would be needed to obtain a profit. He asked what the statement from the applicant was about risk.

Bob Lombardi, 4912 Visaro Way, Dublin, OH - Replacing the current building with a one-story structure would not be feasible.

Mr. Alexander – There are questions about how the stone retaining wall on the north side of the property should be treated.

Mr. Lombardi - Hanlin Rainaldi Construction stated that because of the condition of the existing wall, it would be quite expensive to secure it to prevent it from caving in.

Mr. Alexander – Agreed the wall is going to fall at some point.

Mr. Lombardi – This would not be a simple fix.

Mr. Alexander - Noted the surrounding walls that also need significant repair.

Mr. Lombardi – Only one section of the walls is in decent shape.

Mr. Alexander – Agreed with the recommendation for approval of the Demolition request. The applicant provided much better information than the Board has seen before.

The Chair – Requested a conversation about height for the proposed buildings. At the previous meeting, a few of the Board Members were fine with a two-story building. The rationale was one and a half stories for a commercial building does not work and would need to be only one story that would take up more of the site footprint. Smaller than a two-story building would be less appropriate for the street and the project would be less viable. There was confusion in the consultant’s report regarding scale and size. Handling trim and treatments are a way to make the appearance of a building seem smaller.

Ms. Cooper – It would be an economic problem, if we limit the height to a story and a half. Looking further up the street going north, there are 2-story buildings. Heading south there are smaller buildings with the exception of the building on the corner. She was less concerned now about the height, which impacts the economic viability of the project. There is still work to be done in the details of the architecture to enhance this look. The building can be made to look unobtrusive.

Mr. Cotter – Reiterated from the last meeting that the appearance could be softened. He agreed with Mr. Alexander and Ms. Cooper about height. As the area transitions, the buildings could potentially become taller. He supported two stories.

Ms. Cooper – The square footage proposed is relatively small.

The Chair – Invited the applicant to respond to these comments.

Tim Lei, 400 W. Bridge Street, Columbus, OH – He appreciated the support for two stories after considering the context of the surroundings. He planned to work on the façade details once they receive the approval for Demolition. The proposal is different but not for the sake of just being different. Building a new structure in a Historic District in this day and age needs to be considered as to not be out of touch with reality. His proposal is to reflect appreciation for the area, respect what is there but also to create something that is unexpected. For that reason, they purposefully designed the windows to be different sizes and shapes but fitting with both building facades when right next to each other to create a rhythm, not just individual building facades. Their intent was more playfulness and less rigidity.

Mr. Alexander – The Code states that a new building should look like a new building and reflect the time period it is in. The Code also states there is a palette of materials and certain other practices; the challenge then is finding a balance. He appreciated the applicant’s explanation of using a round window, for example.

The Chair – Requested that the details be discussed, one-by-one for each facade. He asked for input from the Board on a list he created to address the features that were noted in the Staff Report.

Q. The front of the north building. The eaves are extremely tight, siding is vertical instead of horizontal, there is a lack of trim, and metal panels; not typical of historic buildings.

Mr. Cotter - Needs to be softened; lighter colored horizontal siding; and prefers symmetrical windows

Ms. Cooper – Likes that this stands out and distinguishes itself with unique characteristics but the color and orientation make it appear institutionalized and very stark, whereas the building next to it is inviting. A change would soften the design and appear more historic. Align windows with doors.

Mr. Jewell – Echoed comments. Without hearing the architect's reasons for using the windows the way he did, he and others would not understand. Consistency would appeal to the normal population.

The Chair – We have a list of approved materials to be used in the District; metal panels may promote push back. Staff has worked two years at least just on colors while amending the Code. He advised the applicant to review all the approved materials and colors. There are materials that will work with your design and that would alleviate discussion.

Mr. Jewell – If the vertical siding was changed to horizontal in orientation, it might draw attention to the lack of trim for windows and prove more awkward.

A. Mr. Lei – Sometimes materials are used because they 'make for a good story'. They are willing to be flexible and compliant. They need to have a masonry water table.

Q. South Building - Some windows have trim, some not. Looking for more continuity.

Ms. Cooper – The southern-most window should be the same size as the one to the north.

Mr. Cotter – Agreed with Ms. Cooper.

A. Mr. Lei – He saw how the various designs of the windows could be misunderstood. Stone buildings usually do not have trim around the windows. There is no trim for the middle of the window, which is the result of the covered porch coming too close to add trim. Trim for a rectangular window is straightforward but not so much for a circular window; that established the rhythm. Something should demark the doorway. We may just have trim on the doorway and no windows.

The Chair – Per the comments received through analysis, if there is no trim for windows, the building becomes sterile.

Mr. Alexander – Windows in stone have a brick mold and secondary trim to a sash window. There does not have to be a lintel but there needs to be a small amount of trim.

Q. Using approved materials.

Ms. Cooper – She understood the applicant's reasoning for the materials selected. She asked if the applicant was willing to make a change to the material proposed for the water table. The smooth texture appears like an after-thought.

A. Mr. Lei – That material was selected to separate the stone wall that will be at the base, beyond the water table. The client requested a stone building but wants to differentiate it enough from the wall to be restored. They will explore other options.

Ms. Cooper – She was in agreement to having a different material there but it needs to be an approved material for an appropriate distinction while appearing as it was meant to be there and not an add-on.

Mr. Cotter – Having distinction is good but requested a material more cohesive to the front and this side.

Q. Appropriateness of the large round window.

Ms. Cooper – It is kind of cool and provides uniqueness. It is sitting on a façade facing an alley, which is probably best. Mr. Lei had already said they were the oldest style of windows. She liked how the round window was centered above the door.

Mr. Cotter – He is not a historical architect but does not find large round windows anywhere; not certain it is appropriate here.

Ms. Cooper – Is the round window prohibited?

Mr. Alexander – Hard to find language in the Code that is relevant; it is not prohibited. He advocated for keeping the door and stoop there because that side elevation will be as visible as the front. Trim around the door makes sense. He was not certain how a round window fits into the Code. The issue is scale. A circular window in a historic building is referred to as a bull's eye.

A. Mr. Lei – His vision for a window was the Rose Window in Notre Dame in Paris, France.

Q. Backside of the building.

Mr. Cotter – Asked for a reason for the blank wall in the middle.

Mr. Jewell – Asked if the wall and base have been reconstructed there.

Mr. Alexander – If there is to be a restaurant inside at that location, there will be a lot of equipment coming out of that back wall. Whatever the solution is, it will be compromised by fans/exhaust, etc. He is less concerned with the blank wall for these reasons.

A. Mr. Lei – They intend for this space to be a restaurant and that is where the kitchen would be. Windows there would not be conducive to the use of the space inside. That façade will not be highly visible; it is the back of the building they wanted simple and practical. The stone wall requires a lot of work but two-thirds of it is in good condition. More discussion is needed to decide how to shore the wall up.

Q. Mr. Alexander – Concerned about the changing foundation, digging to accommodate a new building and how that will affect the wall that is so close to the new building's intended foundation. The wall may need to be rebuilt.

A. Mr. Lei – Agreed that will be most challenging, structurally. Currently, that corner is settling and they will need to provide a solid foundation.

Q. Mr. Cotter - Back to the door and stoop, which is currently brick, you proposed a different material. If the stoop stays in place there should be a way to make it distinct.

A. Mr. Lei – The stoop is not part of the water table, which is a third element.

Q. Mr. Lei - Inquired about the limitation on color for bricks and why primarily red.

A. Ms. Holt – Planning receives many requests from residents in the Historic District to paint their red brick buildings, white, due to a current trend. The concern for using white-painted brick instead of the natural color of brick is that it will become a precedent.

Mr. Lei – They are not proposing to use a white brick here. A product they are using in other projects is a Beldon Brick, Yoken Blend and it is made that way; not a painted product. It is a limestone gray color with a variation of darker and lighter colors.

Ms. Holt – When seen from afar, it would not go with the traditional materials that are so strongly emphasised in the *Guidelines*.

Q. The Chair – Asked if the brick has to absolutely be red. It is clear white painted brick is not wanted but this proposed brick is a blend.

Ms. Cooper – We cannot determine if that color will work until the applicant chooses a different color for the siding.

A. Mr. Alexander – The Board may be open to a new color but white is not permitted nor a color that matches the mortar. And yet there might be some flexibility.

Ms. Cooper – Fascinated with how this brick is made. There are other materials proposed in the gray family so there is an opportunity that this might work.

Mr. Jewell – Agreed with Ms. Cooper to make a determination after a new siding color is proposed.

Ms. Cooper – The proposed brick is called Rustic White and she did not find that to appear white. If it is a naturally made material, it could work quite well there.

- Q. Ms. Cooper - Back to the round window, she has just now done some research on round windows and possibly an arched window could work. She presented an example to the Board Members of an Italianate window. She had more of a problem with the smaller window on the one side compared to the larger round window on the south side. In the Planning Report, gridded windows were recommended to better blend with the buildings currently in the area. That might be a better look with horizontal siding and certainly would match other windows used in the District. Those would provide more consistency but the proposed buildings would no longer look modern.

Mr. Alexander – Storefront windows typically are not gridded. The Board will need to review the overall look of the building before stating grid windows need to be on it. Without other adjustments, that may not look appropriate.

Mr. Alexander – The pertinent comment about shifting the vertical siding to the horizontal, using vertical windows with common widths would be a way to establish more continuity. There have not been large expanses of glass or windows found in the District (referring to the first floor).

- A. Mr. Lei – He understood and could go along with that.

The Chair - The Board is trying to provide as much feedback as possible and being the only project this evening, they are able to take more time so future visits here will be as productive as possible, which the applicant appreciated.

- Q. Townhomes facing east.

Mr. Jewell – Requested horizontal siding again. He asked for an explanation of the open roofs on the decks.

- A. Mr. Lei – There is a desire to have an open terrace on both sides on the second floor to relieve that street corner. Instead of having a massive cut in the massing, maintaining the massing of the gable was the intent, preserving the frame of it.

Mr. Lombardi – There are no grassy areas; they wanted to provide an area for fresh air.

Mr. Alexander – Terraces would be a nice amenity and it makes sense facing the park.

Mr. Cotter – While it is an interesting feature, it looks a little modern, just as the consultant had commented. He was still uncomfortable with round windows.

Mr. Lei – This is a smaller scale building compared to what is in the front. That is the reason for brick instead of stone as it is a smaller material.

- Q. The Chair – Asked for feedback on the cut-outs and the way the roof extended. Instead of being an uncovered terrace, the roof extends leaving a cut-out.

Mr. Jewell – The appearance is definitely more modern. For functionality, if someone is on the terrace they can still get wet; there is no real protection from the elements. He liked the idea of providing some deck space but suggested adding protection from the elements.

Ms. Cooper – Inquired about awnings providing protection and would that be more consistent within the District. She did not like the round window on this structure. She asked if a new material was being added here on the townhouse.

The Chair – On another façade, he asked if the Board liked the cut-outs.

Mr. Alexander - On the front of the buildings, particularly the one to the south, marks the center like a traditional building. The cut-out faces two sides. The roof stops and a story and a half wall is seen on the inside of that, creating a very different look. In both the Staff and Consultant's report, the terraces were not seen as a positive element.

- A. Mr. Lei – Good idea from Mr. Jewell. They both have cedar siding; one is stained a gray and the other just has a clear finish.
He asked Staff for a newer version of the cut-outs, in perspective, to better present them to the Board.
Mr. Cotter – Likes having a porch but this looks out of place here. He suggested a less modern approach.
Mr. Alexander – Nobody is adverse to the idea; it is the severity of the triangular cut-out at the front and the opening at the roof at the side. That is the perfect place for a deck. There are a number of ways to deal with that edge.
Mr. Cotter – Looks like modern art.
Mr. Jewell – With our climate, we do not have a lot of great days. The functional use for being totally exposed may play to a resident that they could only use it half the time due to the need to get out of the elements. Definitely a good solution to the lack of green space.
Mr. Lei – Would a full roof be a solution with the corner cut out?
Mr. Cotter – An awning would not box it in like a roof will.
Ms. Cooper – Offered a solution that would also provide storage space on top, which would be a positive feature.
- Q. Stepping of the water table generated some comments.
Mr. Cotter – With the grade change, this needs to be addressed and he was fine with the proposal.
Mr. Jewell – The material being proposed is the concern.
- Q. Mr. Jewell – Inquired about the steps leading down into the lot and the privy. He suggested finding an alternative access to the lot. It will open all kind of Code issues and the stairs could be a big animal there.
- A. Mr. Lei – Currently, those stairs are not safe. The height is wrong and there are no proper railings, which actually make them dangerous. The applicant is exploring how to make the stairs usable and safe. We could leave the stairs there but not allow anyone to use them.
Mr. Alexander – That comes back to the engineers and how the walls are being dealt with. Safety is very important along with reducing the owner's liability.
- Q. South building
Ms. Cooper – Trash has not yet been accounted for. The applicant will have to accommodate commercial trash collection of which they will have to back to the facility. The alley itself is not real wide. Even if a smaller dumpster is used, the trash company has to be able to get back there to lift the trash out. If she was in this residential area, she would not want it anywhere near there. That might force the applicant to look at the other side, by the commercial building.
Mr. Jewell – Advised the applicant to take into account the amount of trash from the commercial businesses including a restaurant that will accumulate.
Ms. Cooper - Inquired if there were going to be two parking spaces as shown on the plan.
- A. Mr. Lei – They will explore the idea of sharing the trash with the next door neighbor as well as investigating the logistics with the trash company.
Parking is currently in the conceptual phase.

Ms. Cooper moved and Mr. Cotter seconded, to approve the Demolition with the following condition:

- 1) That this approval does not permit early demolition, prior to approval of a Final Development Plan and building permits.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; and Mr. Cotter, yes; and Ms. Cooper, yes.
[Approved 4-0]

The Chair suggested reading and talking through each condition as follows:

- 1) The Chair – That was discussed earlier.
- 2) The Chair – The accessibility needs to be addressed
Mr. Lei – He had a problem with that. There is no obvious or easy solution due to the existing grade and slope of the alley.
The Chair – He asked for clarification on what is meant by this Accessible entrance condition.
Ms. Holt – There has to be an accessible path from parking to the mixed-use building. This includes the spaces on the street.
Mr. Lei - Could the space in front of our place on High Street serve as accessible parking to solve this?
- 3) The Chair – The applicant will preserve the historic stone wall, steps, stoops, and handrail. In situ means exactly as it is. Nobody knows if that is possible with developing the structure the way it was proposed.
Ms. Holt – If the City allows reconstruction of the stone wall, steps, handrail, and stoops, then the City has lost the character that Mr. Wing put into it back in 1934 or earlier, becoming something different.
The Chair – When the dentist came before us about that same wall. Their consultants and what the Board fell on was that they could rebuild it. Many times with these walls, there are conditions behind which would also need to be changed for it to still be a wall. The concern and attention cannot just be with the external part. Their consultants found there was a major retention wall that needs to be rebuilt behind it. The only way to keep that wall was to tear it all down, rebuild the retaining wall and then finish the exterior of the wall. He did not want to box someone in. Once they start digging the foundations for the one wall/south, they will be in so deep; that south wall would probably need to be rebuilt also. The east wall that wraps around the wing wall needs to be completely rebuilt. That information can be found in other documents. This Board told the other applicant, if they needed to move it a foot or two to work, they could.
Ms. Cooper – She had been at that site for the other applicant and the wall was bowing out then. Part of the problem were the scrub trees that are growing. The wall has been repaired, internal structure added, and it goes all around Lot 40 coming up to the building that is being built. She heard first hand that the wall was not structurally safe and could not be preserved as is; the wall would need to be removed, shored up and stable, and finally the stone added. Even then the places the concrete had been added and repaired in different places was visible. There is not a lot of room so in order to get equipment back there to first move it to put in footers, potentially the wall would be damaged. She recommended taking it down and rebuilding it. She would steer clear of the wall that runs along Lot 40 so the integrity is not affected.
Mr. Alexander – If the walls are not addressed now, it would be too hard to do after new buildings have been built.
Ms. Cooper – The Board would need to see an engineer's report to see what has been done to make the wall safe, without having to take it down.
Mr. Alexander – The applicant will have a structural engineer on the site working on other aspects of the project that would do that as a matter of course.

Mr. Cotter – The Board will want to know what the client has done to preserve the walls or leave them as they are and where that is not possible, the stone walls would be put back, as they were.

The Chair – Asked for the Board’s input about the revised language for the conditions Ms. Holt was rewriting.

Ms. Cooper – The applicant has already stated the steps are not safe and not built with a standard building design. If we want to preserve the steps, we will need ropes around it to keep people from walking on it.

The Chair – Preferred to keep the language of condition 3, broad.

Mr. Jewell – Agreed as the walls would be a project of their own.

4) The Chair - 1.5 stories should be changed to 2 stories, to which the Board agreed.

5) The Chair – Condition should be less descriptive, again the Board Members agreed.

Mr. Lei – When the term/condition “Historically Appropriate” is used, it is very open-ended; and very difficult to objectively define as it is evolving and not static. The applicant will reconsider the original three round windows proposed; the Code does not specifically state round windows are not permitted.

The Chair – All of these conditions refer back to the Code, which evolves. The brick color needs to be addressed.

6) The Chair – This was discussed earlier.

7) The Chair – This is clear.

8) The Chair – This is already flexible.

9) The Chair – Address the materials.

10) The Chair – This was addressed earlier.

Mr. Jewell moved and Mr. Cotter seconded, to approve the Concept Plan with 10 conditions, as amended:

- 1) That the applicant submit a Parking Plan with the Preliminary Development Plan submittal, ensuring all parking conforms to the requirements outlined in the Code, including bike parking and trash enclosure locations;
- 2) That the applicant shall provide an accessible path from the parking lot to the mixed-use building and show that accessible entrances are provided for this same building, at the next submittal;
- 3) That the applicant shall work with Staff to preserve or rehabilitate the historic stone wall, steps, stoops, and handrail to the best extent practicable and demonstrate how the stone wall, steps, and privy tie into the proposed building design. The applicant shall provide photographs of the southeast wall to help determine age;
- 4) That all window and door placement, size, material, and trim details shall be historically appropriate. Proposed metal panels within the window openings shall not be used, and header/sill details shall be appropriate to the adjacent cladding, on both buildings. Construction methods shall address fire-rating concerns to allow appropriate fenestration on the south property line;
- 5) That all proposed brick shall be replaced by native-appearing stone or brick on both buildings. The proposed dark vertical wood siding on both buildings shall be replaced by another more appropriate material;
- 6) That the applicant shall demonstrate greater dimension and detail regarding windows, window trim, and roof eaves on both buildings;
- 7) That the applicant shall address concerns with water table materials and their scale for both buildings, at the next submittal. All proposed painted Concrete Masonry Unit materials (CMU) shall be replaced by a more appropriate material;

- 8) That all proposed steel awnings on both buildings shall be changed to fabric awnings or a shed/gable roof feature, to meet the *Guidelines*;
- 9) That the residential building shall be revised to better respond to the adjacent, single-family homes along N. Blacksmith Lane and N. Riverview Street in style and materials; and
- 10) That the proposed roof cut-outs on the residential building shall be removed in favor of a more sympathetic feature.

Vote: Ms. Cooper, yes; Mr. Alexander, yes; Mr. Jewell, yes; and Mr. Cotter, yes.
[Approved 4-0]

3. HD Paint Colors, 20-130ADMO, Administrative Request - Other

~~The Chair stated this application was a request for a review of proposed updates for the establishment of pre-approved paint colors for the Historic District and outlying historic properties.~~

Staff Presentation

~~Ms. Martin – As a result of the Historic District Code Amendments and the revisions to the *Historic Design Guidelines*, Staff was directed by City Council to add clarity, create predictability, and streamline the review process for residents and businesses in the Historic District to change paint colors. Staff will be able to administratively approve changes to paint colors, if the colors are selected from the pre-approved palette. Historically-appropriate color palettes have been recommended. The presentation was a request for the Board to provide input and feedback on the proposed, pre-approved, paint colors.~~

~~At the meeting on August 25, 2021, the ARB was supportive of the proposed document organization by time period; supportive of an array of neutral colors; and suggested that the bold, non-neutral colors be refined further.~~

~~Staff has clarified (pg. 3) the applicability and process for review and approval of paint colors; provided general guidance (pg. 4) regarding paint color selections; simplified the historical narrative; eliminated duplicative information; and refined the final paint color palette.~~

~~Approval is recommended for the Administrative Request to update the Historic District's pre-approved paint colors.~~

Board Questions for Staff

~~Mr. Jewell – New to this project but found the document easy to follow. It is nice to provide residents with site history. Overall, it was well done and he was impressed.~~

~~Mr. Alexander – It is great what Staff has accomplished. This is the third iteration. He pointed out a lot of work had gone into this document. He asked if there will be someone checking to see if these colors are still available on a yearly basis; sometimes the numbers change or something goes out of style.~~

~~Ms. Martin – It is written in the process section that this information will be updated as appropriate from time-to-time, at which time, the Board will be asked to review and approve the updates proposed. Administrative items like name changes would be updated by Staff and not require further review. The numbers tend to hold true longer than the names do.~~



BOARD ORDER

Architectural Review Board

Wednesday, December 15, 2021 | 6:30 pm

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

**2. 36-38 N. High Street
21-175CP**

Concept Plan

Proposal: Redevelopment of an existing building and parking lot to become a ±5,400-square-foot, mixed-use building and ±3,200-square-foot, two-unit residential building on a 0.25-acre lot.

Location: East of Franklin Street, ±275 feet north of the intersection with John Wright Lane and zoned Historic District, Historic Core.

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

Applicant: John Fleming, Lai Architects

Planning Contact: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-175

MOTION: Ms. Krumb moved and Ms. Cooper seconded, to table the Concept Plan as requested by the applicant.


VOTE: 4 – 0

RESULT: The Concept Plan was approved to be tabled.

RECORDED VOTES:

Gary Alexander	Yes
Amy Krumb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Absent

STAFF CERTIFICATION

DocuSigned by:

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 Chase J. Ridge, AICP Candidate, Planner II



2. 36-38 N. High Street, 21-175CP, Concept Plan

The Chair stated this application was a request for the redevelopment of an existing building and parking lot to become a ±5,400-square-foot, mixed-use building and ±3,200-square-foot, two-unit residential building. The 0.25-acre lot is zoned Historic District, Historic Core. The site is northeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Mr. Ridge presented an aerial view of the site and highlighted the western half of the site where the existing building was located with parking to the rear. The historic stone wall and privy were also noted. The existing conditions of the vernacular structure that was built in 1960 with two distinct sections was shown. The building was recommended as contributing. Existing conditions of the historic privy and stone wall were also presented. The applicant plans to retain these elements. For the Board's consideration, the applicant submitted structural analysis and photos that documented the shifting of the building. Approval of a demolition request will be required at a later date, should this move forward.

The proposed site plan was essentially what was presented previously which included: the stone wall and privy; a two-story, mixed-use building covering ~2,700-square-foot footprint fronting N. High Street; a two-story, two-unit residential building fronting Blacksmith Lane; 11 parking spaces provided (9 on-site, 2 on-street); and lot coverage of ~85%. Based on the mix of uses, 38 parking spaces are required. The applicant will seek approval of a Parking Plan and will be required to continue to work with Staff to ensure all proposed parking meets the Code requirements. All elevations of the buildings on the site were shown and updates were noted. The following conceptual, proposed materials were shown: stained vertical cedar siding; standing seam metal roof; aluminum window frame; aluminum storefront, limestone veneer rusticated; brick veneer, rustic white; smooth limestone cladding; and painted CMU. These materials will be refined with the Preliminary Development Plan. The applicant provided exterior inspiration images that included the rusticated limestone and the vertical siding.

The application was reviewed against the applicable review criteria. Approval of the Concept Plan was recommended with three conditions:

- 1) That the applicant submit a Parking Plan with the future Preliminary Development Plan submittal;
- 2) That the applicant continue to work with Staff to ensure all parking conforms to the requirements outlined in the Code; and
- 3) That the stone used on the mixed-use building be utilized on the residential building in lieu of the white brick, and that consistent trim details be provided on both buildings, where appropriate.

Board Questions for Staff

Ms. Kramb asked how the parking will be accessed.

Mr. Ridge – There is a curb cut on Wing Hill Lane and confirmed the stone wall is on the north side.

Ms. Cooper inquired about the location of the dumpster. It will be critical for a restaurant as well as adjacent residents.

Mr. Ridge – Staff is working with the applicant to find a more appropriate location, and details will be worked out at the Preliminary Development stage.

Ms. Kramb was concerned about fitting even nine parking spaces in this area.

Mr. Ridge said a Parking Plan will be submitted.

Mr. Cotter asked how the wall will be protected amongst all this construction; it is already sliding to the east.

The Chair read through the three conditions of approval.

Applicant Presentation

The Chair invited the applicants to come forward.

Tim Lai, Architect, and Bob Lombardi, thanked Mr. Ridge for the very thorough description of the project. He reiterated the project was about creating a building that would be an improvement over the current conditions and fit into the neighborhood in terms of massing, profile, and material. The new construction is more contemporary with the detail and treatment, creating a balance between the old and the new in a respectful way.

Board Questions for the Applicant

The Chair asked the applicant to address the concerns about the dumpster, wall preservation, and parking. Mr. Lai – After working with Staff, the location does not work. They plan to work with the Civil Engineer to devise a solution when they return for the Preliminary Development Plan. The next door neighbor's driveway encroaches on this property. They are considering working out a shared dumpster plan with the neighbor on their lot so the dumpster would be on the same level as the restaurant and to avoid using the parking area, which is already tight.

Ms. Kramb – Consider deliveries so a truck is not stopped on High Street as it is unloaded or deliveries having to be carried to an upper floor. The size of the trucks and turn radius need to be incorporated in the site layout.

Mr. Lai - Parts of the historic wall are not stable and need to be repaired and replaced.

Mr. Alexander inquired about the metal panel trim and if it will be excessively wide like in the inspirational photos.

Mr. Lai – The wide panels are above the windows, to create a material as wide as the awning below.

Ms. Kramb – A 1.5-story building would be more appropriate than a 2-story. This proposal is still too massive on N. High Street - too tall but a 2-story in the back is fine. The street trees will be lost with these heights.

Mr. Cotter – A six-foot patio is too narrow. The north building is too massive. Four different window types on one façade is strange. The apartments on the back are just generically okay.

Mr. Lai – The fencing is pushed out another 6 feet so the total width would be 12 feet for the patio area, the same as the extension of the awning, at the property line. They plan to meet with an arborist to avoid losing those trees as a result of construction.

Ms. Cooper – She did not like the four types of windows on the south building but windows can help the building to appear less massive.

Mr. Alexander – Having seen the proposed buildings in the context of the surrounding buildings, he was comfortable with the height. He understood these buildings need more square-footage to be viable projects but all has to be balanced. The front porch mediates the two-story condition very well. He appreciated the attempt at a contemporary building that will still fit in the Historic District.

Ms. Kramb – The condominiums on the back could be more contemporary. She could be supportive of the concept of the condominiums but not yet supportive of what is proposed for N. High Street. Too much asymmetry on N. High Street makes the building appear too busy. More consistent trim was requested.

Mr. Ridge – Staff can work with the applicant on these comments for the Preliminary Development Plan, if the Board would like to condition those items.

Ms. Kramb - The conditions could change the whole economics of the project. A complete redesign of everything may be required.

Ms. Holt – There was a similar situation at 30-32 S. High Street. The language of the condition was the applicant could earnestly explore concept options with Staff, which allows the applicant to keep moving forward.

Mr. Ridge – The Preliminary Development Plan will likely include a Demolition request. There are multiple review steps yet to go.

The Chair - This application can be tabled while still being able to provide the applicant with feedback.

Mr. Lai requested more clarification on the Board's preferences to actually make this project work. He asked how a two-story building can look less massive and be acceptable to the Board.

Mr. Cotter – He was not opposed to two stories or 5,400 square feet.

Ms. Kramb – Two stories may be possible to do but she was not an architect.

Ms. Cooper was not comfortable approving a condition that stated "this is okay, but..."

The Chair stated three of the Board members seem to be okay with a two-story building and one is not. Everything the applicant proposes is contingent on the ability to obtain a Demolition Permit. He suggested the applicant work on the extensive documentation needed for the Demolition knowing the demolition has to be locked in before working on the final design, which will expend a lot of resources. Much material will need to be provided and will include a consultant's report regarding the wall, a cost sheet, etc. all to be found in the revised Code.

Ms. Cooper – Staff can help to identify what is needed for submission and approval.

Mr. Lai asked to table this application for now and Mr. Lombardi agreed.

Ms. Kramb moved and Ms. Cooper seconded, to approve the request from the applicant to table the Concept Plan.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Ms. Kramb, yes.

[Motion carried 4-0]

3. The Apothecary at 30-32 S. High Street, 21-176

The Chair stated this application was a request for renovations, additions, and associated site improvements for two existing buildings on two parcels totaling a 0.25-acre site zoned Historic District, Historic Core. The site is 35 feet north of the intersection of S. High Street with Spring Hill Lane.

Staff Presentation

Ms. Holt presented an aerial view of the site, which consists of two vacant properties. 30 S. High Street is to the north and 32 S. High Street is to the south on the site. 30 S. High Street contains one of the last remaining log structures in Dublin; it was a former pharmacy. 32 S. High Street was built as a more traditional commercial building back in its time; it was a former grocery store. Both buildings date back to the 1840s. These properties came before the Administrative Review Team (ART) and the Architectural Review Board (ARB) in 2018. Numerous Waivers were requested in conjunction with a bakery and office addition, which were approved; construction had not yet commenced and the application did not move forward. There have been several Informal Review and Concept Plan Reviews since then.

Proposal



BOARD DISCUSSION

Architectural Review Board

Wednesday, October 20, 2021 | 6:30 pm

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

**2. 36-38 N. High Street
21-149INF**

Informal Review

Proposal: Redevelopment of two existing buildings and a parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane and zoned Historic District, Historic Core.

Request: Informal Review to provide non-binding feedback under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Tim Lai and Eliza Ho, Tim Lai Architect

Planning Contacts: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-149

RESULT: The Board reviewed and provided informal feedback on the proposal to redevelop the site in the Historic District. The Board suggested that they could support demolition of the existing structure, if the demolition review criteria are found to be met with a future, formal submittal. The Board was generally supportive of the proposed site layout and appreciated the preservation of the stone wall and privy. Members were supportive of the proposed uses. The Board commented on the massing of the proposed structures and exterior materials. Members were generally supportive of a reduction in required parking, but suggested that delivery vehicles be accommodated on the site to avoid congestion on N. High Street.

MEMBERS PRESENT:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

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Chase J. Ridge, AICP Candidate, Planner II



~~The members agreed that since the addition was going to be moved further back from the original structure, the large white pine tree would not be impacted.~~

Summarized Comments

- ~~• Reduce the massing of the addition, narrow the width to be within the width of the original structure.~~
- ~~• Simplify the roofline.~~
- ~~• The garage can be extended up and out as it will not impact the appearance of the original house but should not become overwhelming.~~
- ~~• Vinyl siding and vinyl windows on the addition will not be approved.~~
- ~~• A metal roof could be a consideration but it depends on the location.~~
- ~~• Additions must appear to be subordinate to an original structure.~~

Staff is always available for guidance.

~~Mr. Stemon clarified next steps in order to return to the ARB in December for the Minor Project Review.~~

2. 36-38 N. High Street, 21-149INF, Informal Review

The Chair stated this application was a request for the redevelopment of two existing buildings and a parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building. The 0.25-acre lot is zoned Historic District, Historic Core and is located northeast of the intersection of N. High Street with Wing Hill Lane.

Staff Presentation

Mr. Ridge stated this is a request for non-binding feedback through an Informal Review. Aerial views of the site included the building built in 1960 with parking to the rear, an existing privy, and an existing stone wall that weaves through the site. Existing conditions showed context of the contributing structure. The applicant had provided a structural analysis and photographs that documented the shifting of the building. A Demolition request will be required shall this proposal of development move forward in a formal capacity. A photograph taken up close of the stone wall and privy in May of 2021. Preservation designs were included in a historical assessment for any historical or cultural value, which it possessed in Historic Dublin without significant modification and met historic integrity markers for location, design, setting, workmanship and material. The *Historic District Guidelines* state that the wall remains and to not be modified; the degraded wall should be rehabilitated without compromising integrity, character, and replacement of new walls was discouraged. The applicant proposed retaining the stone wall and privy on this site. The applicant will be required to provide credible evidence that they will incur economic hardship, if the request for Demolition is not granted. The applicant has provided some preliminary information for the Board's consideration.

The proposed site plan showed the construction of a two-story, mixed-use building at 5,400 square feet in size, a separate two-story, two-unit residential building, and 11 parking spaces (9 on site, 2 on street) for this site. Depending on the final mix of uses, 20-38 parking spaces are required. Approval of a Parking Plan will be required. Lot coverage numbers are not provided but will be required with a formal submittal. Multiple renderings provided by the applicant: both structures as viewed from the south/Wing Hill Lane; view from N. High Street highlighted the front porch element and two exterior primary materials (vertical siding and stone); and views from the southwest and northwest corners/N. High Street.

Questions were identified to help facilitate a discussion with the Board:

- 1) Does the Board support demolition of the existing structure to facilitate redevelopment?

- 2) Should the Board be supportive of redevelopment, is the board supportive of the mass and scale of the mixed-use building and townhomes?
- 3) Does the Board support the proposed site layout?
- 4) Is the Board be supportive of a Parking Plan for the reduction in required on-site parking?
- 5) Is the board supportive of the conceptual architectural character?
- 6) Are there other considerations?

Applicant Presentation

Tim Lai, Architect, 401 W. Town Street, Columbus, Ohio, 43205, stated the main feedback requested during the review was for the possibility of their proposal to be considered for improvement to the site. The demolition statement from the applicant/owner was submitted and the Board had the opportunity to review, prior to the meeting.

Public Comment

There were no public comments received.

Board Discussion

The Chair asked the Members how they felt about the Demolition request.

Mr. Cotter inquired to the economic value of the property as the materials stated the purchase price was \$650,000 but now only valued at \$250,000. This would impact how the return is.

Mr. Bob Lombardi, owner, 4912 Pesaro Way, Dublin, Ohio 43017, answered the actual structure, ±5,000 square feet is not worth much as it is cinder block construction, concrete slab floor, and sinking towards the east, which is causing many issues with the building, itself. Both roofs are in terrible condition, and overall the building is in terrible condition. He purchased it with the idea of improving the lot and area as a resident of Dublin. All the lots in the area are high-density and very few with parking lots, most of the lawns are built out, residential area to the east, so having the residences in the back and the mixed-use in the front (hopefully like a very nice restaurant), retail and office or perhaps an art gallery upstairs were being considered for the final proposal.

Mr. Cotter asked if the original \$650,000 was more speculative on how the property would be used, to which Mr. Lombardi answered affirmatively.

Mr. Lombardi said when looking at all the other properties as compared to this property built in 1960, there was no utility information available. They would incorporate the historic stone wall and privy into their design to provide the historic significance. The proposal for the front of the building that faces High Street, has the characteristics of the existing building. The building appearance will be nice and sharp and complement the other structures such as CoHatch that was recently built.

Mr. Jewell - The property was purchased in 2014, and asked if the applicant's intent had changed over the years.

Mr. Lombardi - Seven years ago, they envisioned a much larger structure there but that does not seem to be feasible; they scaled it back to be more acceptable to the ARB and the City of Dublin.

Mr. Jewell inquired about the current tenants and if they planned to stay.

Mr. Lombardi - The Art Gallery is considering moving out for one year during the construction period and then moving back. That option was also offered to the salon tenant.

Mr. Jewell - Concerned about the hardship for those tenants during demolition.

Mr. Kramb - Needs more information to support a Demolition. The existing building purchased as an investment property is never going to make a profit. That, in itself, is not a good enough economic reason to demolish those buildings. She supported adding improvement to the property but requires more evidence that the applicant cannot make the existing building, worthwhile. Specific Demolition criteria in the Zoning Code is to be met.

Mr. Lai - The 1960s building is not appropriate for a commercial structure; ceiling height is barely eight feet and requirements for a commercial space are 12 feet. The roof cannot be raised and it would change the character of the structure, designed in a minimal way, which would not be appropriate for a restaurant space.

Ms. Kramb agreed and stated that is the type of information that needs to be submitted.

The Chair read the Demolition Code Section criteria for a structure identified as a contributing structure:

1. Will all economically viable use of the property be deprived without demolition approval.
2. Will reasonable investment back expectations for the property owner, cannot be maintained without demolition approval.

The Chair asked if someone had appraised the building. The Board would need more documentation for the values the owner is using to even consider the second criteria.

3. Was economic hardship created or exacerbated by the property owner. [this had not been done as the owner has been repairing parts of it.]

The Code is clear on what the standards are.

Mr. Lombardi - The wall is falling down where it is connected to the stone steps leading up to the privy, which the applicant will repair. They are interested in improving what is there.

Mr. Lai - The wall is shared with the business next door and is so tall. They have multiple walls on site, running through the middle of this property. One wall is very close to the southeast corner of the building and is being pushed out due to the ground settling. An unsuccessful attempt was made to repair the wall.

Mr. Alexander - A stone retaining wall is not functioning. To fix it would require also fixing the block wall at the same time. These issues are dealt with for old buildings and are not grounds for Demolition but that is part of the narrative to be used to meet criteria for Demolition.

Ms. Kramb suggested the applicant listen to the meeting in which the Board had a significant discussion about another wall, to hear the ARB's stance or discuss with Staff. Four members were present for that discussion. Her comments of saving the wall and rehabilitating it were exactly the same for this project. The retaining wall is not functioning so perhaps a new, functioning retaining wall could be installed directly behind the current wall.

Ms. Cooper asked if all of the brick wall, the small door with the sign on it, and the compressor for the air conditioner on top were all part of the historic wall shown in the west view from Blacksmith Lane and be considered for Demolition.

Ms. Kramb - The wall is considered one consecutive historic wall.

Mr. Lai - Walls appear to be constructed at different times using different techniques. The single larger steps in the foreground break into two set of steps up to the platform. Albeit they are all stone, but different. Repairing the walls and steps as much as possible, is the applicant's intent.

The Chair - The Board is not opposed to this Demolition request as there are elements that do not and could not meet the Zoning Code, as it is today.

Mr. Cotter - The meeting that Ms. Kramb had referred the applicant to watch, laid out the structure of why it was not economically viable. Staff can provide a few examples of what was discussed the last time to understand the arguments.

Mr. Lai asked if the whole reason for demolition is determined on the economic side.

Mr. Alexander - It is the only way the Board can rationalize taking down a contributing structure is on the economic side because it is what drives it.

Mr. Lai - The building is not the most bona fide representation of the Historic District.

Mr. Lombardi requested clarification that the City would rather have what is there now - a block-cinder building with a gravel parking lot still existing in ten years versus an improvement.

Mr. Cotter - The Zoning Code and City Council instructed keeping contributing structures as much as possible unless the criteria for Demolition were met. The Board has been tasked with making sure applicants have looked at all the opportunities and if those do not exist, then the Board can assist the applicants with alternatives. He summarized, the City is asking all applicants in the Historic District to do that first.

Mr. Lai - One of the considerations is to replace the brick. The applicant intends to be sensitive to any elements they are replacing, by maintaining the scale to improve the property.

Ms. Kramb - The Board needs to know what will replace the demolished structure(s), ahead of time; the development in the proposal makes a difference. The Board cannot provide a yes or no answer about approving the Demolition at this point; the Board was awaiting more information to come forward from the applicant.

Mr. Lombardi asked if the Board needs proof of economic hardship more than they need sketches/drawings. The Chair - Taxes are not an issue with this group; that information can be eliminated from the proposal. The Board will discuss graphics further.

The Chair asked the Members if they are supportive of the mass and scale of the proposal, if the Demolition were to be approved.

Ms. Kramb - A two-story building with a gabled roof and second story porch would be too tall as there are one-story buildings across the street and on each side of this property. One-and-a-half stories could be considered. A second story with a low ceiling and a flat roof has been approved; it is an overall appearance of a structure in context with other neighboring buildings and character that also make a difference.

Mr. Jewell agreed and inquired about the building in the back.

Ms. Kramb - Fine with the building in the back being two stories tall.

Mr. Alexander - The porch on the front helps break the scale. Document the streetscape. The porch works really well with the two gables on both sides and break down the mass. After viewing the dental office next door, this may be the way parts of this street will go. Not opposed to the height but a streetscape study would facilitate that determination. He suggested including the dentist's proposal to see how it fits in and meshes together with this site.

Mr. Lai - More two-story projects were approved in the surrounding area. There were two gigantic mature trees right in front of their unit, which hides it.

Mr. Cotter agreed with Mr. Alexander on permitting a two-story building in the front but he needs to see how tall it would really be.

Ms. Kramb - Not opposed to two-stories, it is the finished appearance of the overall height she would be concerned with.

Mr. Cotter - Buildings toward the north are larger but this site needs to be sensitive to the mass of the buildings towards the south, as well.

Mr. Jewell inquired about the impact to the second story porch from the mature trees on the site.

Ms. Kramb - The trees would need to be trimmed.

Mr. Lai - The building would be moved back a small distance.

Ms. Kramb - The streetscape includes buildings with similar frontage. Do not move the structure back significantly.

The applicant - A patio is desired in front on the restaurant side. The north side would stay in its current position.

Ms. Cooper clarified the building on Lot 36 would be set back a bit but the structure for Lot 38 would remain within the current footprint.

Ms. Kramb - Do not return with a request for a third story for parking underneath.

The Chair asked the Board if they were comfortable with the site layout.

Ms. Kramb liked that the applicant is planning the design around the historic wall.

The Chair asked the Board if they would support a Parking Plan Waiver.

Ms. Kramb - Accommodate space for loading/unloading zones for delivery and preferably in the rear of the site; all trucks stop on High Street and block traffic.

Mr. Lombardi - Considering Wing Hill Lane.

Ms. Kramb - Could support a Parking Waiver if close to the minimum number of spaces required. Close to the parking garages for the restaurant parking, which would be the highest number required.

Ms. Cooper - Designated parking for any residents is to be provided.

Mr. Ridge - 20 parking spaces would be the minimum required for office and residences but the minimum would increase to 38 parking spaces for a restaurant.

Ms. Kramb - ADA parking needs to be included.

The Chair asked the Board if they were supportive of the proposed architectural character provided through the drawings but recognized it may be too early in the process to comment.

Ms. Kramb - Do not design a new "old" building, and not modern in the Historic District.

Mr. Jewell - Consider how a design would fit within the streetscape and adjoining properties.

Mr. Alexander - This project may bring a little spark to the area. Create something visual and tactile with details. He was happy with the massing and recommended traditional materials as written in the Code and in a traditional way the material is used.

Mr. Cotter - If stone is going to be used as presented, he liked it along with the porch layout.

Ms. Cooper liked the mixed materials.

3. 53 N. High Street, 21-007MPR, Minor Project Review

~~The Chair stated this application was a request for replacement windows for a building on a 0.22 acre site zoned Historic District, Historic Core. The site is southwest of the intersection of N. High Street with North Street.~~

Staff Presentation

~~Mr. Holt presented aerial views of the site, just south of the Dublin Library. The building was built in 1845 as the Dublin Christian Church and it is listed on the National Register of Historic Places. In March 2021, the application was reviewed for a proposal for Fibrex replacement windows and the case was tabled. The revised application was presented. Photographs taken from the public right of way of the original building on N. High Street and the addition on the corner of Darby Street were shown. Replacement windows were requested only for the historic portion of the building on N. High Street and not the addition on Darby Street. Photographs of the original building showed the extent of the window replacement request. Photographs were provided to give a sense of the existing windows, which were old but not original to the building. A window sample picture of one window on the porch, a window on the north side/North Street, and one on the interior property line on the south side were also shown. During the March meeting, these windows not being original to the building were discussed as they had been replaced over time. The applicant had identified deficiencies of each window. The new windows proposed were specially designed for historic applications, with correct proportions and materials: Marvin Ultimate wood windows clad in aluminium; double hung, two over two; proposed to be bronze in color; trim color proposed to be beige, with an exact color, yet to be determined, due to the challenge of obtaining materials. Details of the window dimensions had been provided.~~

~~This application was reviewed against the Minor Project Review Criteria and found to have met or not applicable. Approval was recommended with the following condition:~~

- ~~1) That the applicant work with staff to finalize the selection of a beige color for the window trim, prior to any painting activities.~~



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

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MAY 27, 2015

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

**1. BSD Historic Core – Terra Art Gallery – Sign 36 – 38 North High Street
15-038ARB-MPR Minor Project Review**

Proposal: To install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill.

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

Applicant: Jeff Hersey, Terra Art Gallery

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 for a sign with the following two conditions:

- 1) The applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit; and
- 2) The applicant be permitted to increase the size of the sign up to a maximum area of eight-square-feet and maintain the current design.


VOTE: 5 - 0

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

RECORDED VOTES:

David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

MAY 27, 2015

AGENDA

- 1. BSD Historic Core – Terra Art Gallery – Sign 36 – 38 North High Street
15-038ARB-MPR Minor Project Review (Approved 5 – 0)**
- 2. *Historic Dublin Design Guidelines Update***

~~David Rinaldi called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Neil Mathias, Thomas Munhall, Everett Musser, and Jane Fox. City representatives were Jennifer Rauch, Katie Ashbaugh, Joanne Shelly, and Laurie Wright.~~

Motion and Vote

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

Motion and Vote

~~Ms. Fox moved, Mr. Munhall seconded, to accept the April 15, 2015, meeting minutes as presented. The vote was as follows: Mr. Musser, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Ms. Fox, yes; and Mr. Munhall, yes. (Approved 5 – 0)~~

~~Mr. Rinaldi 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 – Terra Art Gallery – Sign 36 – 38 North High Street
15-038ARB-MPR Minor Project Review**

The Chair said this application is to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. He said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch recalled an application approved for another tenant within this space, Green Olive Company. She presented a graphic of the site. She explained this application is for the tenant occupying the northern portion of this existing building. She presented the proposed projecting sign and described the sign as being sandblasted with a cream background, routed corners, and black text to hang from a scrolling metal bracket. She stated they share a single entrance and indicated each tenant would place their sign centered above their respective storefront windows. She said Code allows each tenant to have a sign no larger than 8 square feet and they are both under that size requirement.

Ms. Rauch recommended approval with the following condition:

- 1) The applicant submits detailed sign dimensions and information confirming the height requirements are met with the sign permit.

David Rinaldi reported there are signs in the window currently stating “Now Open” so it appears just as one tenant. Ms. Rauch confirmed the tenants each occupy one half of the building.

Jeff Hersey said the two businesses split the building space. He explained they have one entrance and with a common space. He said he is installing a locked door like the other tenant on the inside of the space.

Mr. Mathias said agreed the signs should be centered over the windows as opposed to within six feet of the door.

Jane Fox asked if there will be a problem achieving the eight-foot clearance underneath. Ms. Rauch said it did not appear to be an issue, but the applicant would need to modify the sign size if that issue is identified through the permit process.

Everett Musser asked if the Code allows any identification on the doors and windows. Ms. Rauch said a one-square foot window sign is permitted and does not require board approval, but a larger, permanent window sign would need board approval.

Mr. Musser asked if anything was being contemplated. Mr. Hersey said he was considering something in small white letters but he wants to see what the projecting sign looks like first, as that may be sufficient.

Ms. Rauch confirmed if the applicant wanted to do that, they would need to return to request the Board’s approval.

Mr. Rinaldi said we approved the previous sign for the Green Olive Company with an area up to 8 square feet. He suggested that same condition be added to this approval.

Mr. Hersey said they are using the same sign manufacturer.

Ms. Fox confirmed the sign is intended to be double-sided.

Motion and Vote

Mr. Rinaldi motioned, Mr. Munhall seconded, to approve the Minor Project with two conditions:

- 1) The applicant submits detailed sign dimensions and information confirming the height requirements are met with the sign permit; and
- 2) The applicant be permitted to increase the size of the sign but not to exceed a maximum size of 8-square-feet and maintain the current design.

Mr. Hersey agreed.

The vote was as follows: Mr. Musser, yes; Ms. Fox, yes; Mr. Mathis, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

2: Historic Dublin Design Guidelines Update

~~Katie Ashbaugh said this is a presentation and discussion regarding updates and revisions to the *Historic Dublin Design Guidelines*. She said tonight’s review is for the completion of Phase 1. She said the review includes changes to the Table of Contents and a plan for next steps for the update.~~



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 21, 2015

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

- 1. BSD Historic Core – Terra Art Gallery - Sign 36 – 38 North High Street
15-038ARB-MPR Minor Project Review**

Proposal: To install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill.

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, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Jeff Hersey, Terra Art Gallery

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


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

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

- 1) That the applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.

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


Steve Langworthy, Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 21, 2015

~~**ART Members and Designees:** Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer II.~~

~~**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Laura Ball, Landscape Architect; and Laurie Wright, Staff Assistant.~~

~~**Applicants:** None were present.~~

~~Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 14, 2015 meeting minutes. The minutes were accepted into the record as presented.~~

DETERMINATION

- | | |
|--|---|
| 1. BSD Historic Core – Terra Art Gallery - Sign
15-038ARB-MPR | 36 – 38 North High Street
Minor Project Review |
|--|---|

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. 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, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch reported that there have been no changes or updates to this application since being introduced to the ART on May 14, 2014. She presented the site as well as the proposed sign and scroll metal bracket. She indicated the Green Olive Company shares the building and is located next door. She recalled the ART had asked about the spacing of the two signs since the signs would be placed next to one another. She said Planning created a graphic to show how the two signs would be installed on the building. She explained the signs are intended to be centered over each tenant's respective window.

Ms. Rauch said approval is recommended to the Architectural Review Board of this request for a Minor Project Review with the following condition:

- 1) That the applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.

Steve Langworthy asked the ART if there were any questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on May 27, 2015.

~~Ms. Noble-Flading reported the wall sconce modifications proposed on the original application are no longer part of this application.~~

~~Ms. Noble-Flading said the existing 15 pole fixtures and 163 fluorescent strip fixtures will be replaced with LED fixtures. She explained this modification is limited to the "heads" of the lights and will not change any of the structural components of the light pole, including the base of the light. She said the strip lighting will be replaced with 132 new LED fixtures above and below the sign band.~~

~~Ms. Noble-Flading indicated the applicant is proposing to add an additional light pole on the north side of the access drive extending from West Dublin Granville Road and will be of the same construction material, size, and appearance as the existing light poles.~~

~~Ms. Noble-Flading said the proposed lighting modifications meet the requirements for lighting in the Bridge Street District, therefore, approval is recommended for this Minor Project Review.~~

~~Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for Minor Project Review with no conditions.~~

INTRODUCTION

4. BSD Historic Core – Terra Art Gallery - Sign 15-038ARB-MPR

36 – 38 North High Street Minor Project Review

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. She said this is a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site, which is in the Historic District. She indicated that Green Olive Company, which had recently come before the ART for their sign, shares this building and is located next door. She said now the proposal is to add a second sign for Terra Art Gallery. She said the signs will be placed next to one another, but spaced so that there is enough separation. She said she will verify the height to which the applicant plans to hang the sign from a scroll metal bracket that will coordinate with the other tenant sign bracket.

Ms. Rauch indicated the applicant was not present.

Rachel Ray inquired about the design of the sign and asked if it matched their sign at their other location in the Short North.

Fred Hahn requested that an image for both signs be provided for next week's ART meeting to confirm that the same bracket is being used and that they are spaced appropriately.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Architectural Review Board is next week for the ARB meeting on May 27, 2015.



City of Dublin

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

FEBRUARY 25, 2015

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

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

**36 North High Street
Minor Project Review**

Proposal: 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.

Request: 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*.

Applicant: Lisa McCormack

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

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

MOTION: Mr. Schisler moved, Mr. Munhall seconded, to approve a request for a Minor Project Review for a sign which the applicant can increase the size of the sign but not to exceed a maximum size of eight-square-feet and maintain the current design.

VOTE: 4 - 0

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

RECORDED VOTES:

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

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

FEBRUARY 25, 2015

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.

Motion and Vote

Mr. Schisler motioned, Mr. Munhall seconded, to approve a Minor Project of a projection sign with the following condition:

- 1) The sign can increase to eight square feet while keeping the same graphics and colors.

The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes.
(Approved 4 – 0)



City of Dublin

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

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 19, 2015

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

- | | |
|---|--|
| 1. BSC Historic Core – Green Olive Company
15-008ARB-MPR | 36 North High Street
Minor Project Review |
|---|--|

Proposal:	Installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building at the northeast corner of the intersection of North High Street and Wing Hill.
Request:	Review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the <i>Historic Dublin Design Guidelines</i> .
Applicant:	Lisa McCormack
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 a Minor Project Review.

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

STAFF CERTIFICATION


 Steve Langworthy, Planning Director



**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

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 19, 2015

DETERMINATION

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

**36 North High Street
Minor Project Review**

Jennifer Rauch said this is a request for a 5.4-square-foot projecting sign for a new tenant in an existing building at the northeast corner of the intersection of North High Street and Wing Hill. 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 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the main entrance door is flanked by two large storefront windows along the front façade with a front gable centered over the door. She said the proposed projecting sign will be above the 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 three colors: cream for the background; dark olive green for the outer border and text; and light olive green for the secondary image.

Ms. Rauch reported that the proposed wall sign meets all of the criteria for size, location, height, and color. She said approval is recommended to be forwarded to the Architectural Review Board 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 ARB for their meeting on February 25, 2015.



**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

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 5, 2015

INTRODUCTION

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

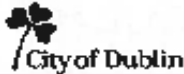
**36 North High Street
Minor Project Review**

Jennifer Rauch said this is a request for an installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building 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 as a point of reference, Harbor Yoga was a previous tenant on this site. She said the proposed projecting sign would be suspended from a black steel mast arm bracket and appears to meet Code, but she will need to review the request for the secondary image. She said she would confirm the proposed sign is appropriate and complies with Code. Ms. Rauch said a recommendation to the Architectural Review Board is anticipated for next week's ART meeting.

Fred Hahn said he liked the proposed sign.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Architectural Review Board was scheduled for the February 12, 2015, Administrative Review Team meeting.



City of Dublin
 Land Use and Long
 Range Planning
 5800 Silver Run Road
 Dublin, Ohio 43024-1236
 Phone: 614.410.4690
 Fax: 614.410.4747
 www.cityofdublinohio.gov

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 24, 2013

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

<p>3. BSC Historic Core District – Harbor Yoga 13-066ARB-MPR</p> <p>Proposal: Installation of a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill.</p> <p>Request: Review and approval of a minor project review application under the provisions of Code Section 153.065(H) and 153.170, and the <i>Historic Dublin Design Guidelines</i>.</p> <p>Applicant: Angie O'Brien, Harbor Yoga.</p> <p>Planning Contact: Jennifer M. Rauch, AICP, Planner II</p> <p>Contact Information: (614) 410-4690, jrauch@dublin.oh.us</p>	<p>36 N. High Street Sign Modification</p>
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MOTION: Thomas Munhall moved, David Rinaldi seconded to approve this Minor Project Review application for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with one condition:

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

*Angie O'Brien agreed to the above condition.


VOTE: 5 – 0.

RESULT: This Minor Project Review application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Jennifer M. Rauch, AICP
 Planner II

**3. BSC Historic Core District – Harbor Yoga
13-066ARB-MPR**

**36 N. High Street
Sign Modification**

Mr. Lee introduced this case for the installation of a new sign for a yoga studio located at 36 N. High Street. He said the site is located on the east side of North High Street, just north of the intersection with Wing Hill, and is zoned Bridge Street Historic Core District. He said the applicant is proposing to install a window decal that consists of two colors with logo shown in the blue and the text in black. He said the Administrative Review Team reviewed the proposal and recommends approval, as it meets the review criteria and Code.

Mr. Schisler asked if the sign incorporates the white background or if it will be translucent. Ms. Angie O'Brien said it would incorporate the white background because it will be placed on the window and would be more legible. She said the anchor and lotus flower are two blue colors with the black text.

Mr. Schisler said the sign would have four colors, if the white is incorporated, which exceeded the number of colors permitted. Ms. O'Brien stated the curtain is white and could be closed to achieve the same effect.

Mr. Munhall asked if there were recessed lights under the overhang. Ms. O'Brien said there was one in the middle.

Mr. Mathias asked if there was a preexisting decal on the left window and whether anything has been done to try and remove it. Ms. O'Brien said when they moved in they tried a number of different products. She said they have asked the landlord to replace the windows.

Mr. Rinaldi asked is there any concern raised by the ART regarding the lettering style. Ms. Husak said the ART did not discuss it.

Mr. Rinaldi said he recalled requirements regarding the use of 19th century lettering styles. Ms. Husak stated *Design Guidelines* include a list of font, which we would find a compatible style.

Mr. Munhall asked for a condition to eliminate the white background and limit the sign to three colors.

Motion and Vote

Mr. Munhall moved to approve this Minor Project Review application for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with one condition:

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

Angie O'Brien agreed to the above condition.

Mr. Rinaldi seconded the motion. The vote was as follows: Mr. Dyas, yes; Mr. Mathias, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Munhall, yes. (Approved 5 – 0.)



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohio.usa.gov

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 18, 2013

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

4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street

This is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. This is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Applicant: Angie O'Brien, Harbor Yoga.

Planning Contact: Jennifer Rauch, AICP, Planner II at (614) 410-4690

DETERMINATION: To recommend approval to the Architectural Review Board for this Minor Project Review application.

RESULT: This application was recommended for approval.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and
Long Range Planning

~~Chris Lichtenberg, HAWA, representing the applicant, agreed to the conditions.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this request for Minor Project Review.~~

~~3. 13-065ARB-MPR – BSC Historic Residential District – Sharpin Residence – Site & Architectural Modifications – 137 South Riverview Street~~

~~Jennifer Rauch said this is a request for site and architectural modifications for an existing single-family residence on the west side of South Riverview Street, south of the intersection with Pinney Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.063(B), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).~~

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

- ~~1. The applicant be required to provide an asphalt shingle which meets the 300lb requirement.~~

~~Brian Zingleman agreed to the condition.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application with one condition to be forwarded to the Architectural Review Board.~~

~~4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street~~

~~Jennifer Rauch said this is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).~~

~~Ms. Rauch said the applicant revised the proposed sign based on the comments from the ART at the introduction last week and are proposing a window decal for a window sign design. She said the proposed window sign will be eight square feet, with the logo in blue and the text in black.~~

~~Ms. Rauch said approval of this Minor Project Review application is recommended to the Architectural Review Board.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application to be forwarded to the Architectural Review Board.~~

~~5. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street~~

Ray Harpham referred to the floor plan and noted that if the interior corridor is longer than 50 feet and contains hazardous materials they would not be able to provide a required exit through the hazardous space (battery room) and they may have to provide an additional egress door.

Ms. Cox asked for a statement regarding stormwater management, which she said could be handled during the permitting process. She reminded the applicant that they will need the type of green roof and the detail information for permits.

Colleen Gilger said the City has a POP for DubLINK at this facility, and because this facility provides emergency back-up for several of Dublin's companies, this addition is important.

Mr. Bogden asked if the striping within the service loading dock area will need to be replaced even though this area is not required parking for employees and some of the existing striped spaces will be removed.

Mr. Goodwin said if those parking spaces are not part of the required parking, they would not be required to be replaced.

Mr. Goodwin said the target Administrative Review Team determination is Thursday, July 18, 2013.

2. 13-065ARB-MPR – BSC Historic Residential District – Sharpin Residence – Site & Architectural Modifications – 137 South Riverview Street

Jennifer Rauch said this is a request for site and architectural modifications for an existing single-family residence on the west side of South Riverview Street, south of the intersection with Pinney Hill. She said this Minor Project Review application is proposed in accordance with Zoning Code Sections 153.063(B), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch showed photos of the existing site and said they are proposing to construct a one-story addition directly behind the house below the main roof line. She said the existing house has shake siding and they have several different window types painted to match. She noted that there is an asphalt roof, and she would compare the proposed materials with the existing.

Ray Harpham said the proposal looks like they have used 300-pound shingles on the earlier additions.

Steve Langworthy asked if the new addition should look different, consistent with the *Historic Dublin Design Guidelines* typical recommendation that additions be clearly distinct from the historic portion of the structure.

Ms. Rauch said the addition is smaller than the main structure.

Jeff Tyler asked that there be a condition that the shingle matches the existing roof materials and they match the shake materials.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24th ARB meeting.

3. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street

Jennifer Rauch said this is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H),

153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this existing sign was identified through Code Enforcement review of the Historic District. She said the sign is 2.27 square feet, which is within the size requirements for signs in the Historic District. She said the concern is that the sign is not permanently attached to the window, making it seem temporary in nature, and the Architectural Review Board has not previously reviewed this type of window sign within the District.

Angie O'Brien, Harbor Yoga, the applicant, said they had originally installed an expensive window sign and found it was not permitted, so they had to chip it off the window which was a lot of work. She said that they wanted to make the new sign streamlined and simple.

Jeff Tyler asked if this is the sign the applicant wanted, and if approved, whether this sign would be precedent-setting for the Historic District by opening up this type of "temporary" window sign as a window sign option.

Ms. Rauch said there were ways that the applicant could make the sign more permanent, rather than using a suction cup to attach the sign to the window. She said they could look at different materials and work with the applicant on other sign options that would include more permanent attachment to the window.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24th ARB meeting.

4. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street

Jennifer Rauch said this is a request to install a window sign for a new law office on the east side of South High Street, south of the intersection with Spring Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the proposed window sign is comprised of decals placed on two separate windows and exceeds the 20 percent maximum coverage permitted for window signs. She said a Waiver may be necessary for the proposed window sign arrangement, since these would technically be two different signs. She said that the area calculations would be verified prior to the next ART meeting.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24th ARB meeting.

5. 13-068ARB-MPR – BSC Historic Core District – Blankets and Booties Roof Replacement – 82 South High Street

Jennifer Rauch said this is a request for the replacement of an existing standing seam metal roof with a dimensional asphalt shingle roof for an existing business on the east side of South High Street, south of the intersection with Eberly Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.062(E), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this building was constructed in the 1800s and is on the National Registry of Historic Places. She said the applicant is proposing to replace the standing seam metal roof and repair the chimney. She said Planning is concerned with changing the materials on the roof and the proposed use of stucco for the chimney is not a permitted material.



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 22, 2009

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

- 1. Sugar Inc. Cupcakes** **36 North High Street**
09-024ARB **Sign Modification**

Proposal: A 5.84-square-foot projecting sign at 36 North High Street. The 0.24-acre site is located at the northeast corner of the intersection of North High Street and Wing Hill in the Historic District.

Request: Review and approval of a sign modification under the provisions of Code Section 153.183 and the Historic Dublin Design Guidelines.

Applicant: Ava Misseldine, Sugar Inc. Cupcakes.

Planning Contact: Drew Noxon, Planning Assistant; Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410-4600, dnoxon@dublin.oh.us; jrauch@dublin.oh.us.

MOTION: Denise Franz King made a motion, seconded by Robert Schisler, to approve the Sign Modification with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

* Ava Misseldine, Sugar Inc. Cupcakes agreed to the above conditions.

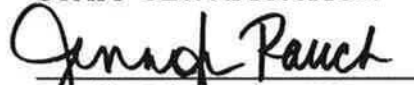
VOTE: 5 – 0.

RESULT: The Sign Modification was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

~~meeting packets because planned districts could allow different things than specified in the Code or the Guidelines.~~

~~Ms. Martin said that each planned district had its own unique development text addressing that particular development.~~

~~Mr. Currie noted that on Case 09-024ARB – Sugar Inc. Cupcakes, it would have helped him to know the dimension of the height to the top of the sign. Ms. Martin said that Planning would be happy to clarify that in future cases.~~

~~Mr. Karrer verified the height limit is to 12 feet to the top of the sign and eight feet at the bottom.~~

~~Ms. Martin explained that an eight foot clearance is wanted on projecting signs to provide pedestrian clearance.~~

~~Mr. Karrer asked about the Annual Items of Interest Report mentioned in the newsletter.~~

~~Ms. Martin said the Board had already established some of the items of interest in the Year End Summary as things they wanted to look into for the coming year. She said the 'Annual Items of Interest' report was something that City Council asked of all the Boards and Commissions, to identify a list of things they would like to look into. She explained that they would be working on the list throughout the summer and then it would be presented to Council in the Fall. Council would review all the lists and help prioritize what things to look into. Ms. Martin suggested if the Board members had anything in specific, they should provide those ideas to her so they could be included.~~

**1. Sugar Inc. Cupcakes
09-024ARB**

**36 North High Street
Sign Modification**

William Souders swore in those who intended to testify in regards to this case including the applicant, Ava Misseldine, of Sugar Inc. Cupcakes and City representatives.

Drew Noxon presented this request for review and approval of a 5.84-square foot projecting sign on the front façade of a building located at 36 North High Street. He said the 0.24-acre site is located at the northeast corner of the intersection between North High Street and Wing Hill. He said the proposed sign will be constructed with 1.5-inch high density urethane (HDU), which is consistent with other existing signs in the District. He said the *Sugar Inc. Cupcakes* will be black using a Caslon Antique font, an approved style for the District. Mr. Noxon said attached to the sign will be a new decorative steel mast arm with scroll accents connecting the sign to the building façade. He said that four colors are proposed, however the applicant has stated that the color around the border of the sign will be painted to match the black text. He said the raised inset and cupcake logo will be painted La Fonda Fiesta Blue #5003-10A and the sign background will have a sandblasted white finish. He said the cupcake logo is less than 20 percent of the sign face and is in compliance with the *Historic Dublin Design Guidelines*. Mr. Noxon said the sign will have two gooseneck lamps affixed at a perpendicular junction on the mast arm. He presented a Photoshop rendering of the proposed sign which is to be 10 feet, 7-inches high from the top of the sign to the grade.

Mr. Noxon said it was Planning's opinion that the intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and approval is recommended with three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Souders asked if the chains were connected with hooks or embedded within the sign.

Ava Misseldine, 3521 West Bay Drive, Columbus, of Sugar Inc. Cupcakes, said there were not chains, but brackets embedded four inches into the sign.

Mr. Souders asked if the darker blue perimeter would actually be black. Ms. Misseldine confirmed that the lettering, outline around the sign, and the edging would be black and the background would be sandblasted white.

Mr. Souders asked if the second, thinner line around the perimeter was black. Ms. Misseldine said it was the same blue as the cupcake logo.

Mr. Souders asked if there was an exterior lighting ordinance that needed to be addressed. Eugenia Martin said the *Guidelines* specify externally illumination and this proposal meet the *Guidelines*.

Mr. Souders asked if there was an ordinance limiting the time when lights could be on in the Historic District.

Ms. Martin said a specific timeframe for lights to be on is not mentioned, but the Exterior Lighting Requirements state that the bulb should not extend down below the hood of the light fixture.

Mr. Souders expressed concern that bulbs would not fit into the proposed fixture. Ms. Misseldine said chandelier lights will be used in the fixtures that are completely covered to meet the requirements and the lights are not overly bright.

Mr. Currie asked about the thickness of the sign. Mr. Noxon said it was 1.5 inch thick.

Mr. Currie asked if signs for the rear or windows were contemplated. Ms. Misseldine said this was the only sign proposed so not to obstruct the view out the storefront windows.

Ms. Misseldine asked if a decal in the door glass would be considered a sign in the window. Ms. Martin said that would be considered a sign.

Mr. Currie asked if the decal would be a cupcake without any lettering. Ms. Misseldine indicated that the decal would just be a cupcake. She asked if she had to apply for it separately.

Mr. Currie asked if the Board could approve the decal. Mr. Gunderman stated that this would have to be approved separately if the applicant choose to proceed.

Ms. King said she thought the sign was attractive and that it would be nice to have another business operating in the District.

Mr. Currie suggested that the first and third conditions together were confusing and sounded alike. He suggested revising Condition 1: The number of colors be reduced from four to three.

Ms. Rauch explained that the condition needed a timeframe for the applicant to comply and a body to submit the material for approval. She said the condition include the words *...prior to submission of a sign permit* so the applicant knows when she submits for a sign permit, that the plan needs to reflect that the changes. She said *...subject to Planning approval* was included so that the applicant does not have to come back to the Board for approval of a revised drawing.

Mr. Currie said he understood now and that Condition 1 did not need changed.

Mr. Souders asked Ms. Misseldine if she agreed to the three conditions listed in the Planning Report.

Ms. Misseldine confirmed that she would need to provide revised drawings showing the correct border before she applied for the permit. She agreed to the three conditions listed in the Planning Report.

Motion and Vote

Ms. King made a motion to approve this application with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Schisler seconded the motion. The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Karrer, yes; Ms. King, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

~~2. Historic Dublin Wayfinding~~

~~09-012ADM~~

~~Administrative Review~~

~~Carson Combs presented this request for an Administrative Review of a comprehensive wayfinding package for Historic Dublin. He said the Board's role this evening will be to provide general feedback on the designs and to make a recommendation to City Council for its consideration. He said that Council will make a final decision on the package as part of the Capital Improvements Program funding allocations.~~



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

NOVEMBER 29, 2006

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

- 1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications**
Location: 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of additional columns on the main elevation.
Proposed Use: A 2,500-square-foot retail building.
Applicant: John Bush, 36 North High Street, Dublin, Ohio 43017.
Staff Contact: Judson J. Rex, Planner.
Contact Information: Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

MOTION: Mr. Bryan made a motion, seconded by Mr. Holton, to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

* John Bush, the applicant agreed to the above condition.

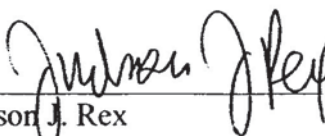
VOTE: 2 – 1.

RESULT: The application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Kevin Bales	Absent
Clayton Bryan	Yes
William Souders	No
Linda Kick	Absent

STAFF CERTIFICATION


 Judson J. Rex
 Planner

~~Mr. Rex said there are different regulations depending upon the zoning district.~~

~~Mr. Holton swore in all those who were there to present testimony to the Board and the audience.~~

1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications

Judson Rex presented the staff report and slides for this application. He said this is a request for review and approval of additional columns on the main elevation. He said the site is zoned CB, Central Business District, as are properties north, south and west of the site. He said to the east are R-4, Suburban Residential District properties. He said the site includes a 2,500-square-foot retail building with three tenants. He said two tenants are located at 36 North High Street and that is the property being discussed tonight. He said the other tenant is located at 38 North High Street.

Mr. Rex showed a slide of the approved elevations on which he had imposed the approved signs to show approximately how they would look. He said the two columns had been installed at the ends of the gabled overhang. He said in addition, the applicant had painted the gabled overhang. Mr. Rex said at the previous meeting, there was an understanding that the applicant was going to paint the gable black. He said it had not been painted black, and as a result, the signage was impacted. He said the Board conditioned that the signs have the black border removed because there was the understanding that the gable would be painted black. Mr. Rex said staff believed that the border should stay, considering that the gabled overhang was painted beige. He said any motion associated with this application should include language accepting the paint color. He said it was the approved paint color for the rest of the building, but there was an understanding that the gable would be painted black.

Mr. Rex said the proposed columns will be located approximately where the temporary supports were shown on the photograph. He said the applicant has indicated the need for additional support for the structure and would like to use the same columns painted black to match the building trim. He said staff believes that this is an appropriate modification and in addition to providing additional structure, it will also provide a more aesthetically pleasing appearance on the building. Mr. Rex said staff recommends approval of this application with no conditions.

Mr. Holton asked if the Board was to review and approve the outside border of the sign. Mr. Rex said when the Board approved the signs, it was subject to staff approval. He said however, the Board needed to recognize that the paint color was going to be beige instead of black for this application. He said no additional motion on the sign application was necessary.

Mr. Souders said he had no problem with the columns, but he did not care for the black trim. He said he could not support that color combination. He said he preferred all beige without the black trim.

Mr. Holton said the light-colored columns looked good. He asked if they were being proposed to be black.

Mr. Bush said the new columns were proposed to be black.

Mr. Bryan suggested the light color be on the columns and bottom trim piece, and that the remaining trim boards be black.

Mr. Holton noted that the beige color defined the building better. He suggested that the trim, fascia, and columns would be beige, and the return would remain black.

Mr. Holton said he was okay with what the other Board members wanted. He asked if the bottom trim board could be left beige.

Mr. Bush said he tried to break up the beige with black. He said if they used a lighter color than black, it would have to be repainted often due to handprints, etc. showing. He said black was more durable.

Mr. Holton said that was a good rationale for the back paint.

Mr. Bryan agreed it could be left as proposed with two black posts.

Motion and Vote

Mr. Bryan made the motion to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

Mr. Rex confirmed that it was the Board's preference to keep the sign border.

Mr. Holton seconded the motion, and the vote was as follows: Mr. Souders, no; Mr. Holton, yes; and Mr. Bryan. (Approved 2-1.)

John Bush, the applicant, agreed to the above condition.

~~2. Architectural Review Board 05-198ARB 55 and 65 West Bridge Street Town Center —H—~~

~~Joanne Ochal presented this case and slides. She said recently, the Board approved the construction of an approximately 10,000 square foot, two story building with a public patio along Bridge Street, two smaller patios for restaurants, and ADA accessible parking. The proposed stacked mechanical units are required to be screened to comply with Code. She said the applicant had the option of screening with a landscape material or using a board on board fence. She said the applicant is proposing to use three arborvitaes to screen the unit. Ms. Ochal said one of the trees shown on the approved landscape plan on the south elevation will be removed.~~

~~Ms. Ochal said staff believes that the proposed screening is appropriate as it is a continuation of the approved landscape plan and is consistent with the Guidelines. She said staff recommends approval of this application.~~

~~Mr. Souders asked if the photo provided in the packet was an example of the actual refrigeration unit to be installed.~~

~~Ms. Ochal said it was an example of what exists at the La Chatelaine on Lane Avenue. She said the proposed units will resemble that design and two units will be stacked.~~



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 25, 2006

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications

Location: 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.

Existing Zoning: CB, Central Business District.

Request: Review and approval of new exterior paint colors, awnings, and minor architectural modifications.

Proposed Use: A 2,500-square-foot retail building.

Applicant: John Bush, 36 North High Street, Dublin, Ohio 43017.

Staff Contact: Judson J. Rex, Planner.

Contact Information: Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

MOTION: Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition:

- 1) That a flat or matte finish be used on all paint.

*John Bush agreed to the above condition.


VOTE: 5 – 0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton Yes
Kevin Bales Yes
Clayton Bryan Yes
William Souders Yes
Linda Kick Yes

STAFF CERTIFICATION



Judson J. Rex
Planner



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 25, 2006

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

- 2. Architectural Review Board 06-126ARB - 36 North High Street - Eloquent Accents/Columbus Floor Coverings - Signage
Location: 0.23-acre lot located on the northeast corner of North High Street and Wing Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of two six-square-foot signs for a multi-tenant retail building.
Proposed Use: A 2,500-square-foot retail building.
Applicant: John Bush, 36 North High Street, Dublin, Ohio 43017; represented by Scott Fronzaglia, 36 North High Street, Dublin, Ohio 43017.
Staff Contact: Kimberly Rybold, Planning Intern or Joanne Ochal, Planner.
Contact Information: (614) 410-4663/Email: krybold@dublin.oh.us or (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the Historic Dublin Guidelines, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

*John Bush agreed to the above conditions.

VOTE: 5 - 0.

RESULT: This application was approved.

Table with 2 columns: Name and Vote. Includes Thomas Holton, Kevin Bales, Clayton Bryan, William Souders, and Linda Kick, all with 'Yes' votes.

STAFF CERTIFICATION

Handwritten signature of Joanne Ochal, followed by printed name 'Joanne Ochal' and title 'Planner'.



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
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DUBLIN ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

OCTOBER 25, 2006

1. **Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications (Approved 5 – 0.)**
2. **Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage (Approved 5 – 0.)**
3. **Architectural Review Board 06-140ARB – 82 South High Street – Blankets and Booties – Signage (Approved 5 – 0.)**
4. **Architectural Review Board 06-120ARB – 119 South High Street – Cottage Bakeware & Cakes – Signage (Postponed without Discussion or Vote)**

Chair Thomas Holton called the meeting to order at 7:00 p.m. Other members present were: Clayton Bryan, William Souders, Linda Kick and Kevin Bales. Staff members present were: Joanne Ochal, Judson Rex, Kim Rybold, and Flora Rogers.

Administrative Business:

Ms. Ochal introduced Judson Rex and said that they will be teaming together to assist the Architectural Review Board.

Motion and Vote:

Mr. Bales made a motion to accept the documents into the record. Mr. Bryan seconded the motion and the vote was as follows: Mr. Souders, yes; Ms. Kick, yes; Mr. Bales, yes; Mr. Bryan, yes; and Mr. Holton, yes. (Approved 5 – 0)

Motion and Vote:

Mr. Souders made a motion to approve the August 30, 2006 meeting minutes as presented. Mr. Holton seconded the motion and the vote was as follows: Ms. Kick, yes; Mr. Bales, yes; Mr. Holton, yes; Mr. Bryan, yes; and Mr. Souders, yes. (Approved 5 – 0)

Mr. Holton swore in those who were there to present testimony to the Board and the audience.

1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications

Judson Rex presented this previously tabled case and slides. He said that it was a request for review and approval of new exterior paint colors, the addition of an awning on the rear elevation, and columns on the main elevation. Mr. Rex said the site included a multi-tenant retail building which is shared between two tenants at 38 North High Street, and one at 36 North High Street. He said parking is in the rear with access from Blacksmith Lane.

Mr. Rex said 36 North High Street is a single-story building with a brick exterior and a cream-colored gabled overhang. A bracket for a projecting sign is on the gabled overhang and there is an old sign post on the south portion of the site. Mr. Rex said both tenants at 36 North High Street share a common entrance door surrounded on both sides by display windows.

Mr. Rex said to the north is 38 North High Street which currently houses the Cheesecake Boutique. He said this portion of the building was more contemporary with light-colored stucco exterior, black trim and awnings, and signage.

Mr. Rex said the applicant is proposing to paint the main portion of the entire building, excluding the brick on the west elevation a beige color and the trim Lincoln Cottage Black both from the American Tradition palette which will coordinate with the existing trim, awnings, and signage on the northern portion of the building at 38 North High Street. He said in addition, the gabled overhang at 36 North High Street will be painted black to match the trim.

Mr. Rex said the applicant is proposing a single flat awning to be installed on the rear door to the main building that will match those approved and installed on the Cheesecake Boutique portion of the building. He said the awning will be covered in a black canvas-like material and constructed in a traditional flat sloping style.

Mr. Rex said the applicant proposes to remove the existing metal supports on the gabled overhang and replace them with eight-foot high wood round columns which will also be painted black to match the trim.

Mr. Rex said the proposed modifications to the building are generally consistent with the recommendations in the *Guidelines*, and will enhance the overall appearance of the site. He said staff recommends approval of the request with one condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

Mr. Holton asked if the exterior of the Cheesecake Boutique building would be changed. Mr. Rex said it would be painted to match the other portion, and the brick front will remain unpainted.

Mr. Bryan asked how long the stair landing had been there. John Bush, the applicant, said the wood on the rail had just been replaced, but the landing was there when he purchased the building.

Mr. Bryan asked if the front gable would still have a board and batten appearance. Mr. Bush said there would be a smooth surface. He said the trim boards seen were decorative, and were added on later. He said they were all rotten and he was not planning to replace them.

Mr. Bales asked what kind of cap and base the wood columns would have.
Mr. Bush said the columns would be standard at the top and bottom and they would be black.

Mr. Bryan noted that almost everything seen from the street would be black.
Mr. Bush said only the wood would be black.

Mr. Holton asked if the soffit was black.
Mr. Bush said more than likely.

Mr. Bryan noted that the front elevation and of the Cheesecake Boutique would be beige. Mr. Bush agreed.

Mr. Holton said it looked pretty dark, especially as the trees matured, but there was nothing wrong with that. Mr. Bryan agreed it would be a dark building.

Mr. Holton asked if there was any consideration to keep the soffit beige.
Mr. Bush said they wanted to put signs on the soffit and the background of their sign is going to be beige with black lettering.

Motion and Vote:

Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

The vote was as follows: Mr. Souders, yes; Mr. Holton, yes; Ms. Kick, yes; Mr. Bryan, yes; and Mr. Bales, yes. (Approved 5-0)

John Bush, the applicant, agreed to the condition as listed above.

2. Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage

Kimberly Rybold presented this case and slides. She said that it is a request for review and approval of two six-square-foot wall signs which will be one-foot high and contain the names of the businesses. The proposed signs are to be located on the gabled overhang, approximately above the location of the existing temporary sign. She said the names on the wooden signs will be painted the same color as the building, with the border and text painted Cottage Black. She said the lettering for the Eloquent Accent sign is Lucida Calligraphy and the Columbus Floor Coverings' lettering is Footlight MT Light. She said staff requests that the existing post and sign bracket be removed. Ms. Rybold said the proposed signs meet Code and the *Historic Dublin Guidelines*, using appropriate historic materials, colors, and font styles. She said staff recommends approval of this application with the four conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
and

- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval.

Mr. Holton confirmed that the signs were flush-mounted on the building.

Mr. Bryan confirmed that the trim would be painted black.

Mr. Souders asked that the applicant consider getting rid of the sign border because the three-dimensional black on black border will not be noticed. He suggested a pin stripe might be used instead so that the white edge can be seen.

Mr. Holton noted that the sign area could then be expanded to the edge if the black border were removed. He said the applicant would not have to come back to the Board for approval and that they should get staff approval of any change.

Mr. Bryan noted that there was no lighting.

Mr. Holton asked if the light on the soffit would be removed.

Ms. Ochal replied that it had not been discussed.

Scott Fronzaglia, representing the applicant, said the light Mr. Holton referred to was an emergency light required by the Fire Code.

Mr. Holton suggested a condition: That the applicant re-design the sign to remove the border and large lettering if they wish, subject to staff approval.

Mr. Bush and Mr. Fronzaglia agreed to the conditions listed below.

Motion and Vote:

Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the *Historic Dublin Guidelines*, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
- 5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

The vote was as follows: Mr. Holton, yes; Mr. Bryan, yes; Mr. Souders, yes; Mr. Bales, yes; and Ms. Kick, yes. (Approved 5-0)

Mr. Bryan asked about the business hours.

Mr. Fronzaglia said they were 10 a.m. until 4 p.m. on Mondays, Tuesdays, and Wednesdays, 10 a.m. until 8 p.m. on Thursdays, and Noon until 4 p.m. on Saturdays.

Mr. Bryan asked about lighting in the evenings.
Judy Sekinger, owner of Eloquent Accents and Columbus Wall Coverings said she felt the interior lighting and the lamp post were sufficient.

~~2. Architectural Review Board 06-140ARB – 82 South High Street – Blankets and Booties
– Signage~~

~~Kimberly Rybold presented this case and slides. She said this is a request for a three square foot painted wood projecting sign. She highlighted the zoning and uses of the surrounding area in Historic Dublin. Ms. Rybold said the bottom of the sign will be eight feet above grade. The sign will contain the name of the business and will be two feet in height, hanging from the existing iron bracket using chains and locking clips attached to the I hooks on the sign. She said the paint colors will be Sunflow for the background, the border and interior of the image will be Cream Delight, and the text and image outline will be Lincoln Cottage Black from the American Tradition Collection. She said the lettering will be Adage Script.~~

~~Ms. Rybold said the proposed sign met Code and the *Historic Dublin Guidelines* using appropriate historic materials, colors and font style. She said staff recommends approval of this application with the following two conditions as listed in the staff report:~~

- ~~1) That all paint must have a flat or matte finish; and~~
- ~~2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.~~

~~Linda Kick asked if the yellow paint proposed was the same color as the building.
Rebecca Schisler, the applicant, said the yellow was very similar to that of the building.~~

~~Bill Souder suggested that a thicker border around the edge of the sign and teddy bear would make it more visible.~~

~~Robert Schisler said he was told they had 20 percent for the secondary image.~~

~~Ms. Kick said as proposed, the sign blended in too much with the building. She suggested that the *Blankets and Booties* text could be larger.~~

~~Mr. Holton suggested that the sign be as large as permitted and that the other elements be proportionate. He suggested a contrasting color for the edge of the sign.~~

~~Ms. Ochal suggested a condition: That the sign and sign elements be made proportionally larger and the black border widened, subject to staff approval. She said the sign was permitted to be up to six square feet in area. Ms. Kick and Mr. Holton verified that a black border should be incorporated.~~

Motion and Vote:

~~Mr. Holton made a motion, seconded by Mr. Bryan, to approve this application because it meets Code and the *Historic Dublin Guidelines*, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with three conditions:~~

- ~~1) That all paint must have a flat or matte finish,~~