

**~~Case #25-072MPR – 48-52 S. High Street, Minor Project Review
Request for review and approval of a Minor Project Review for door modifications to a
Landmark Building. The 0.25-acre site is zoned HD-HS, Historic South District.~~**

~~Staff Presentation~~

~~Ms. Singh stated that this request is for door replacements for the entire façade. The 0.25-acre site is zoned Historic District South and is located southwest of the intersection of Spring Hill Lane and South High Street. In the most recent case history, the Board approved the façade improvements for 48 South High Street earlier this year to allow access from High Street with the addition of awnings on the door and window. The property consists of two adjacent parcels which are located at 48 and 52 South High Street. The structures were added to the National Register of Historic Places in 1979. Over time there have been several alterations to these buildings. With the most recent proposal, the Board approved removal of two bay windows and allowed the addition of a door and storefront window. The applicant is now requesting to replace the three doors to ensure they match and enhance the visual appeal of the building. The doors (style and material) would match what the Board recently approved. The door is a Pinnacle Clad Windsor Aluminum clad wood front door. The door color and trim is black with a neutral trim. All applicable review criteria have been met or are not applicable and staff recommends approval with no conditions.~~

~~Applicant Presentation~~

~~John Leff, 48-52 South High Street, Dublin, stated that he is one of the owners of the building. They bought the building in 2014 with the intention to restore it to its original form. They had a tenant that was not interested and now they are switching tenants. The existing doors do not fit right. They realized that once the doors on 48 S. High Street were changed, it will make the others stand out. They want to improve the whole front and make this building look more appropriate to the character of Historic Dublin. He recognized Ms. Singh and staff for their guidance and help with this project.~~

~~Board Questions~~

~~Mr. Cotter thanked applicant for his efforts to maintain the district.~~

~~Public Comments~~

~~There were no public comments on the case.~~

~~Ms. Cooper moved, Ms. Patt-McDaniel seconded approval of the Minor Project Review.~~

~~Vote: Mr. Cotter, yes; Ms. Damaser, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes; Ms. Cooper, yes.~~

~~[Motion Carried 5-0]~~

**Case #25-059MPR - Boho 72 Awnings, Minor Project Review
Request for review and approval of a Minor Project Review to allow awnings over the
tenant storefronts. The 0.25-acre site is zoned Historic South District and is located at
55 S. High Street.**

Ms. Cooper stated that she believes the following case should be tabled prior to any presentation as the applicant is not in attendance.

Ms. Cooper moved to postpone Case #25-059MPR to the August 27, 2025 meeting. Ms. Damaser seconded the motion.

Ms. Patt-McDaniel stated that she thinks the Board should hear staff's presentation tonight.

Vote: Mr. Cotter, no; Ms. Patt-McDaniel, no; Ms. Cooper, yes; Dr. Stechschulte, yes; Ms. Damaser, no.

[Motion failed 2-3]

Mr. Cotter recused himself and left the room.

Staff Presentation

Ms. Mullinax stated that the 0.258-acre site is located southwest of the intersection of South High Street and Spring Hill Lane and is zoned Historic District, Historic South. It contains a two-story, multi-tenant background commercial building built in 1979. The building is a background resource and does not add to the historic associations, architectural qualities, or archeological value of the area. Since this building is adjacent to landmark buildings, its design elements should be stylistically compatible with them per the Guidelines. Relevant case history includes a recent administrative approval for a black and white wall sign for the tenant. Additionally, ARB approved the building to be painted "China Doll" with a brown trim in 2017. The proposal includes adding two awnings, one above each storefront to improve visibility. Each will be 12 feet wide, sloped and open underneath, which meets Code requirements. The awnings will have seven feet of clearance above the sidewalk, which does not meet the eight-foot Code requirement. A waiver is required for the reduced clearance and staff supports this due to the building's low soffit height, which prevents compliance without compromising the scale or functionality of the awning and the building's appearance. Awnings must complement the building and be placed consistently, either within window frames or above openings. The Guidelines recommend one awning per window or door rather than a single full-width awning across the façade. Staff finds that the proposed design is appropriate. Each storefront has a single awning that fits the building's modern windows. Awnings will be supported by an aluminum frame and are a matte classic cream and charcoal black pinstripe Sunbrella fabric. The material and durability requirements are met. However, the color and pinstripe pattern deviate from the Guidelines which advise against any ornate patterns and recommend awning colors that complement the building. This is a unique multi-tenant building in the District. Staff and the Board must consider the appropriateness and visual impacts that striped awnings, if used by other tenants, could have on this building. Currently, no other landmark buildings in the District feature striped awnings, which are not appropriate given the simple vernacular style of buildings in the District. The striped awnings would set a precedent for the rest of the building and the combination of the stripe pattern at both storefronts against the building's horizontal and diagonal details, as well as the paint colors, is too busy on this building. Staff recommends solid black awnings to better address the intent of the Guidelines and to align with the recently approved black and white wall sign. All waiver criteria are met, met with the condition or not applicable, and all Minor Project Review (MPR) criteria are met with waiver and condition, or not applicable. Staff recommends approval of the awning clearance waiver and the MPR with condition that the color and pattern of the proposed awnings be revised to a solid black.

Ms. Cooper asked what the consideration was when staff recommended solid black. Ms. Mullinax stated that solid color awnings are used in the surrounding area on landmark buildings. How the awnings look on this building is also considered as it relates to the recently approved wall sign. More importantly, if another tenant were to come forward for awnings as well, the precedent that this sets would have to be considered. Ms. Cooper asked if any other colors were considered. Ms. Mullinax stated they discussed earthtone colors and black.

Ms. Damaser sought confirmation that Code allows two colors. Ms. Mullinax answered that it does. Ms. Damaser asked if staff considered a two-color pattern that they consider to be less ornate. Ms. Mullinax stated that they did not; awnings in the surrounding area are solid colors. Ms. Damaser asked if staff believed the colors of the awnings as proposed complemented the building. Ms. Mullinax stated that the façade of the building is very warm. It is staff's opinion that charcoal and white is not the best option. The roof color is a darker charcoal gray.

Applicant Presentation

Ms. Mollwitz was sworn in.

Jamie Mollwitz, Boho 72, 55 South High Street, apologized for her tardiness due to a family emergency trip overseas. This project has been in process for a year. The black awnings do nothing for the building. Across the street, those black awnings have visual impact on the white house. The goal is to bring interest and character to Historic Dublin. The new build at 34 and 38 North High Street has bronze awnings. No one else has metal awnings. The architecture of her building is not the same as any other buildings in the area, and hers is the only commercial building there. She chose this fabric because the charcoal matches the roof color, and the cream complements the warm tones already on the building. This fabric is historically accurate for a Tudor-style building when there is not a lot of heavy detail. She has spoken with the owner of Missing Jimmy's next door, and he has no interest in awnings. She has only four more years on her lease. She was previously located downtown next to Oscar's for 13 years. We need to keep small businesses in Historic Dublin. She struggles with visibility due to parked vehicles. The awning will provide visibility and elevate the building with a freshness.

Board Questions

Ms. Patt-McDaniel asked where the new sign will be located. Ms. Mollwitz stated that it will be placed between the windows on the first floor as indicated in packet materials. Ms. Patt-McDaniel stated that the striped awning reflects the sign.

Ms. Cooper asked if other colors or patterns were considered. Ms. Mollwitz stated that she would consider other colors if they would show up against the building. She would prefer a color that would add visual interest and not the neutral color palette as suggested by staff. She felt that the charcoal and cream stripe was the most neutral option that still provides interest. The Guidelines say no more than two colors. She does not see this as ornate but very classic and historical. Ms. Cooper asked if the applicant agrees that the awnings as proposed are not in line with Tudor style. Ms. Mollwitz disagreed. She found examples from different design groups that stated stripes or bold colors are appropriate with Tudor style when the trim is not ornate. Capital Awning suggested the stripe.

Board Discussion

Ms. Cooper stated that in the Historic District there are black, green, blue and clay-colored awnings. La Chatelaine has a muted red awning with a white border at the bottom. To her, those seem appropriate, which is why she asked if other colors had been considered. She noted it is difficult to see the front of the building at 55 S. High Street. She appreciates the lack of visibility from the street. She also appreciates the concerns of staff regarding vertical stripes being counter to the Tudor design and the fact that other tenants may want stripes. She agrees that black gets lost on the building.

Ms. Damaser stated that black blends in too much and any single earth tone would have the same problem. She stated that she does not think stripes are outlandish. The rendering by staff of all windows with striped awnings was a bit much but weighing the concerns, that is not so bad. This site is in a different wing, if the Board wanted to make that distinction in the future.

Ms. Patt-McDaniel stated that if that building were to be renovated, her guess is the top would change, and the bottom would stay the same because of the stone. She stated that she sympathizes with the desire for the awnings and thinks it looks fine. Black awnings would not help. The Board is here to make sure the District maintains its character but there is room in the Guidelines for discretion, including allowing two colors. She might think differently of a thin stripe pattern but she thinks the awnings as presented would be appropriate. Ms. Mollwitz noted that there is no other Tudor building in that vicinity.

Dr. Stechschulte stated that he disagrees. The applicant stated that nothing can be seen below the second level. His concern is that striped awnings are distinctly different from any other building in the Historic District. J Liu has striped awnings but they are very subtle and off to the side of the building. Striped awnings are significantly different from the landmark buildings around this building. He does not think this will become a landmark building because Tudor is not typical to the history of Dublin. There are some nice other awnings in District. He thinks other options could be pursued. They are being asked to decide between striped or black awnings. His concern is about making an exception. The striped awnings are so distinctly different from what the landmark buildings have that they distract from the Historic District. He is inclined to vote for the waiver and the black rather than striped awnings.

Ms. Damaser asked for specific language from the Guidelines regarding awnings. Ms. Patt-McDaniel stated the Guidelines suggest a maximum of two colors and the pattern cannot be ornate or complex, which she believes the awnings in question are neither. Ms. Damaser stated that she believes this design is not ornate or complex. Ms. Mullinax added that Code does not speak to the color or pattern of awnings, that guidance comes from the Guidelines.

Ms. Patt-McDaniel stated that this is not a landmark building and will never be a landmark building. One of the principles of a historic district is that each building is in its own time and she would not want to treat a non-landmark building as if it were.

Ms. Damaser asked if staff had done research about awnings on Tudor buildings. Ms. Mullinax stated that staff found from the American Planning Association some background on the history, colors, and patterns of awnings. It does not specifically mention the Tudor architectural style, but

it does stated that striped awnings were a commonality for historic buildings in the 19th and early 20th centuries.

Dr. Stechschulte summarized his point by stating that he feels the applicant would be getting an exception to install unconventional awnings on a site that would not gain any visibility. He is also concerned about precedent. He does not think awnings will have a significant impact on business as much as he would like for that to happen.

Ms. Cooper stated that she is not in favor of the striped pattern. She is also not comfortable restricting the awning color to just black because she does not think black will stand out. Another solid or different two-color design may accomplish the goal of staying within the spirit of the District and bringing attention to the business. It is not her purview to suggest the color.

Ms. Mollwitz stated that a neutral would disappear like black.

Ms. Holt suggested the condition of approval be modified to allow staff to work with the applicant to select a single color.

Ms. Patt-McDaniel stated that just because she would vote for striped awnings in this instance does not mean she would vote for it on other buildings.

Dr. Stechschulte stated that he is not opposed to two colors, he is opposed to the vertical stripe in black and white as shown.

Ms. Patt-McDaniel moved, Ms. Cooper seconded approval of a waiver to Section 153.174(F)(1) Canopies and Awnings to allow the installation with a 7-foot clearance where 8 feet is required.

Vote: Ms. Patt-McDaniel, yes; Ms. Damaser, yes; Ms. Cooper, yes; Dr. Stechschulte, yes.
[Motion carried 4-0]

In response to a question about the timeline, Ms. Mullinax stated that the MPR is a six-week process. Ms. Patt-McDaniel asked why this project has been in discussion for much longer than that. Ms. Mollwitz stated that she contacted the awning contractor in July 2024. Ms. Holt stated this application came before staff about 6 weeks ago. In this case, since we are not starting from scratch, no matter what happens, she would not see this taking the full six weeks if postponed.

Ms. Mollwitz requested the application be postponed to work with staff.

Public Comments

There were no public comments.

Ms. Cooper moved, Ms. Patt-McDaniel seconded postponement of the Minor Project Review to August 27, 2025.

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes.
[Motion carried 4-0]

Mr. Cotter returned to the dais.

COMMUNICATIONS

Ms. Holt shared the following:

- There has been a distinct uptick in the number of administrative approvals. That was anticipated with the Code updates done in 2024. Staff is excited to offer a larger number of administrative approvals in the District. General feedback so far has been positive.
- Newton Domini created a hand drawn map in the 1950s of downtown Dublin based on his memories growing up here. He was a very well-known Dublin historian. The City, in partnership with Historic Dublin, will be working to save this paper map into an electronic resource.
- The Historic and Cultural Assessment (HCA) did not cover outbuildings or historic objects, so staff has contracted with Karen Bokor, Design Consultant to research these and create separate HCA pages for them. Ms. Bokor is also helping to review additional Appendix G properties.
- In September, there is a joint meeting with City Council where they are very interested in hearing from the boards and Commission about strengths and struggles.
- Mr. Cotter will not be in attendance on August 27 or September 2, 2025.

ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Chair, Architectural Review Board

Deputy Clerk of Council

To: Members of the Architectural Review Board (ARB)

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

Date: June 20, 2025

Initiated By: Taylor Mullinax, AICP, Planner I

Re: 55 S. High Street – New Sign

Summary

Planning administratively approved a new wall sign for Boho 72 Boutique, located at 55 S. High Street. The site is southwest of the intersection of S. High Street and Spring Hill Lane within the Historic District and is zoned Historic District – Historic South.



Boho 72 Boutique now proposes a new wall sign to be installed between its two storefront windows facing S. High Street. Boho 72 currently has an awning request in for Board approval (Case 25-059), where the two proposed awnings cover the door/window groupings, leaving the only potential area for a sign in between. This generally matches Missing Jimmy's sign location (Case 22-059), which is also between their two window/door groupings on the same building.

The sign meets all Code requirements, including size (8 SF), material (HDU), and dimensional requirements (1/2" reveal, 7' max height, and 2" thick). The sign's black-and-white colors and logo also meet the Code and align with Guideline recommendations.

For reference, on September 18, 2024, Planning administratively approved a 6 SF sign relocation from 72 N. High Street to 55 S. High Street. The sign was approved to be centrally mounted inside the left storefront window and shall be removed upon installation of this new wall sign.

Criteria

The Historic District Code allows Administrative Approval for signs that meet Code requirements. It is the intent of these regulations that an AA provides sufficient information to evaluate whether the request should be granted under 153.176. The relevant criterion for approval are as follows:

- (n) **Single signs that conform to all sign regulations herein**

Planning Analysis

The sign meets Code and Guideline requirements; therefore, Planning has administratively approved the request.

Planning

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4600 • Fax: 614-410-4747

Memo



To: Members of the Architectural Review Board (ARB)

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

Date: September 18, 2024

Initiated By: Taylor Mullinax, AICP, Planner I

Re: 55 S. High Street – Sign Relocation

Summary

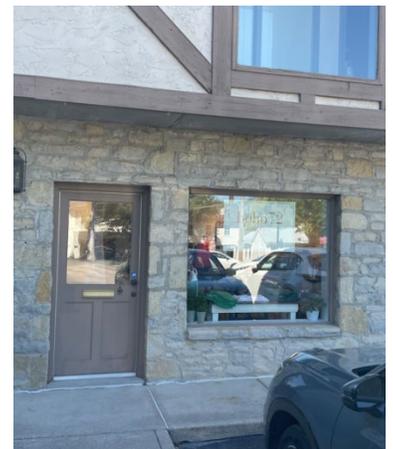
Planning administratively approved an existing sign relocation for Boho 72 Boutique at 55 S. High Street. The site is located southwest of the intersection of Spring Hill and S. High Street in the Historic District and is zoned Historic District – Historic South.

The Boho 72 Boutique desires to relocate their existing 6-square-foot sign from 72 N. High Street to their new store. The sign, made of MDO wood and painted green, white, and orange, is centrally mounted inside the storefront window. All Code requirements are met except for the text dimensionality, which staff support because the tenant intends to install a new sign along with other storefront improvements in the near future.



Criteria

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



(h) Modifications to sign location, sign face, landscaping and lighting.

Planning Analysis

The modifications are minor in nature, allow the proposal to meet applicable Code and Guideline requirements, and meet the criterion listed above, and therefore Planning has administratively approved the request.



BOARD ORDER

Architectural Review Board

Wednesday, August 30, 2017 | 6:30 pm

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

1. BSD-HC – 55 S. High St. 55 South High Street
17-077ARB-MPR Minor Project Review

Proposal: Modifications to the exterior, including painting of an existing commercial building.

Location: On the west side of South High Street, at the intersection with Spring Hill.

Request: Review and approval of a Minor Project Review under the provisions of the Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Renate Allespach, Owner; Represented by Tana Digeronimo.

Planning Contact: Lori Burchett, AICP, Planner II

Contact Information: (614) 410-4656, lburchett@dublin.oh.us

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

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW 7517)

VOTE: 5 – 0

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

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Everett Musser	Yes
Jeffrey Leonhard	Yes
Gary Alexander	Yes

STAFF CERTIFICATION

Lori J. Burchett, AICP, Planner II



**1. BSD-HC – 55 S. High St.
17-077ARB-MPR**

**55 South High Street
Minor Project Review**

The Chair, David Rinaldi, said the following application is a request for modifications to the exterior, including painting of an existing commercial building. He said the site is on the west side of South High Street, at the intersection with Spring Hill. He stated this is a request for a review and approval of a Minor Project Review under the provisions of the Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Lori Burchett presented an aerial view of the site and the existing conditions, which is a Tudor-style structure built in the late 70s. She said the applicant is requesting to paint the stucco areas as well as the trim details and there are no intended changes to the existing stone or roof area.

Ms. Burchett reported the applicant met with the Administrative Review Team (ART) proposing a light 'Cultured Pearl' color for the stucco and 'Dusted Truffle' for the trim. She said ART requested a color in between the existing color of the stucco and the 'Cultured Pearl'. She reported the applicant selected 'China Doll' that was reviewed and recommended for approved by the ART to better complement the proposed brown color trim.

Ms. Burchett said staff and ART has reviewed this proposal against the Minor Project Review criteria and finds the criteria has been met, as well as the Architectural Review Board standards. Therefore, Ms. Burchett said, approval is recommended with the one condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW 7517)

The Chair invited the applicant to add anything to the presentation.

Renata Allespach, 55 S. High Street, said she wants to paint the building and was hoping for a decision from the ARB today.

The Chair asked the applicant if she agreed with the recommendation of the one condition to which Ms. Allespach answered affirmatively.

Motion and Vote

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

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW 7517)

The vote was as follows: Mr. Rinaldi, yes; Mr. Musser, yes; Mr. Alexander, yes; Ms. Stenberg, yes; and Mr. Leonhard, yes. (Approved 5 – 0)

**2. Yoder Residence – Building Addition
17-083ARB-INF**

**5927 Rings Road
ARB – Building Addition**

~~The Chair, David Rinaldi, said the following application is a request for a building addition for a single-family dwelling on a 4.71-acre parcel, zoned R-1B, Limited Suburban Residential District Washington Township. He noted the site is on the west side of South High Street, at the intersection with Spring Hill. He said this is a request for an informal review and feedback of an Architectural Review Board application for the designated property located outside of the Historic District and under the provisions of Zoning Code Section 153.170, Appendix G, and the *Historic Dublin Design Guidelines*.~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, August 24, 2017

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

- | | |
|--|---|
| 1. BSD HC – 55 S. High Street
17-077MPR | 55 S. High Street
Minor Project Review |
| Proposal: | Modification to the exterior, including painting, to an existing commercial building. The site is located on the west side of South High Street at the intersection with Spring Hill. |
| Request: | Review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and Historic Dublin Guidelines. |
| Applicant: | Renate Allespach. |
| Planning Contact: | Lori Burchett, AICP, Planner II; (614) 410-4656, lburchett@dublin.oh.us |

REQUEST: Approval of this request for a Minor Project Review with the following condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW 7517).

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning





MEETING MINUTES

Administrative Review Team

Thursday, August 24, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Cameron Roberts, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Carter Bean, Bean Architects and Wayne Schick, Cameron Mitchell's (Case 3); and Tracy Perry, NBBJ (Case 4).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the August 17 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. BSD HC – 55 S. High St.
17-077ARB-MPR**

**55 South High Street
Minor Project Review**

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented the proposed site plan. She reported the ART had reviewed two options at the case review and determined that a color in between the two options would be more appropriate. She said the applicant has provided a color option that is preferable to staff. The applicant proposed two additional colors, she said, but staff reviewed and confirmed that 'China Doll' was the best color choice to minimize the contrast. She explained the applicant proposes to paint the main structure including stucco areas on all sides of the building a light beige (Sherwin-Williams 'China Doll' SW7517) with the existing trim painted a complementary darker brown (Sherwin-Williams 'Dusted Truffle' SW 9083). Aside from minor siding repair, she said, no other alterations to the structure are proposed.

Ms. Burchett described the structure as having a stucco and stone façade with stucco and trim on the second story. She noted the front and side elevations are designed in an English Tudor style, while the rear elevations (south and west) are comprised of horizontal wood siding. She stated the minor alterations including window replacement, tenant fittings, and sign installation have been reviewed and have been approved by the Architectural Review Board, previously.

Ms. Burchett said approval is recommended to the Architectural Review Board for a Minor Project Review with the following condition:

- 1) That the main exterior color be Sherwin-Williams 'China Doll' (SW7517)



Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was recommended for approval by the ART and forwarded on to the Architectural Review Board for their meeting on August 30, 2017.

**2. BSD SCN - Revelry Tavern – Sign
17-084MPR**

**6711 Dublin Center Drive
Minor Project Review**

Cameron Roberts said this is a proposal for a 28-square-foot, illuminated sign for an existing tenant space in Dublin Village Center on the west side of Dublin Center Drive, approximately 900 feet west of the intersection with Tuller Road. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Roberts presented an aerial view of the site that happens to be the (former site) of Average Joe's. He presented the proposed wall sign, which will be internally illuminated with white channel letters without a secondary image to be located on the structure's existing sign band facing Federated Boulevard. He said the sign is proposed to be 27.34 square feet in area at a height of approximately 11 feet above grade. Overall, he said this proposal meets all applicable Code requirements regarding size, design, and placement and that this application does not include any proposed window signs.

Mr. Roberts said approval is recommended with the following condition:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team, prior to sign permitting and installation.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was approved by the Administrative Review Team.

CASE REVIEWS

**3. BSD HTN – The Avenue
17-070ARB-MPR**

**94 N. High Street
Minor Project Review**

Nichole Martin said this is a proposal for modifications to the exterior of an existing commercial building on the east side of N. High Street, approximately 400 feet north of the intersection with North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Martin said this application was originally submitted for this tenant space located at the southwest corner of building Z1 in Bridge Park West and reviewed by the ART on July 20, 2017, which was recommended for approval to the Architectural Review Board with six conditions:

- 1) That the proposed patio enclosure be a permanent structure constructed of material of an approved primary or secondary material, subject to ART approval;
- 2) That the marquee lighting be eliminated along the enclosed patio;
- 3) That the patio furniture be revised to be predominately black, subject to Staff approval prior to issuance of a Building Permit for work associated with this application;
- 4) That annually, all patio furniture will be removed and stored off-site between November 1st and March 1st;

CASE REVIEW

2. **BSD HC – 55 S. High St. 17-077ARB-MPR**

55 South High Street Minor Project Review

Lori Burchett said this is a proposal for modifications to the exterior, including painting for an existing commercial building on the west side of South High Street, at the intersection with Spring Hill. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett said the exterior paint colors proposed are "Cultured Pearl" for the stucco areas and "Dusted Truffle" is for the trim. She explained that the applicant also considered colors closer to matching what currently exists on the building but the applicant prefers the proposal. She added a gray scheme was also suggested but staff recommended brown tones to match the roof better. She presented color samples while Tana Digeronimo noted the "Cultured Pearl" color is more of a warm tone than a gray.

Donna Goss inquired about any other minor modifications but Ms. Burchett clarified the only minor modifications have to do with painting the building.

Ray Harpham recommended different colors because there is too much contrast when "Cultured Pearl" and "Dusted Truffle" are used with the creamy/tan brick. He suggested a color lighter than "Fresco", which matches the current stucco color but not as light as "Cultured Pearl".

It was determined that the applicant would return with alternative paint colors for review at the next ART meeting.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART would make their recommendation to the Architectural Review Board at the meeting on August 24 to be forwarded to the Architectural Review Board for their meeting on August 30, 2017.

INTRODUCTION

3. **BSD O – Echo, Neighborhood Hospital 17-081BPR/CU**

PID: 273-009147 Basic Plan Review/Conditional Use

~~Logan Stang said this is a proposal for a Conditional Use to allow hospital use on a 3.5-acre site located in the BSD-O, Bridge Street District Office District and a Basic Plan Review of an 18,000-square-foot, 24-hour hospital facility consisting of 15 patient beds that consist of 8 inpatient and 7 outpatient exam rooms for emergency and inpatient care. He said the parcel is on the south side of West Dublin-Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review under the provisions of Zoning Code Section 153.066 and a Conditional Use under the provisions of Zoning Code Section 153.236.~~

~~Mr. Stang indicated this facility is not actually a hospital but more of an ER and presented an aerial view of the site. He said the proposal is unique due to the site constrictions. He explained that on the west side of the parcel is an AEP easement that runs north and south and on the east side there is a neighborhood street planned to run through the property per the Street Network Map. He said the applicant would be required to have that street installed.~~

~~He said the applicant has selected the Civic Building Type as it has more traditional zoning standards compared to other BSD building types. Additionally, he said there are finite uses listed in the BSD Code that are permitted to use this building type, hospitals being one of them.~~