

Planning

5200 Emerald Parkway • Dublin, OH 43017-1090
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Memo

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.

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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

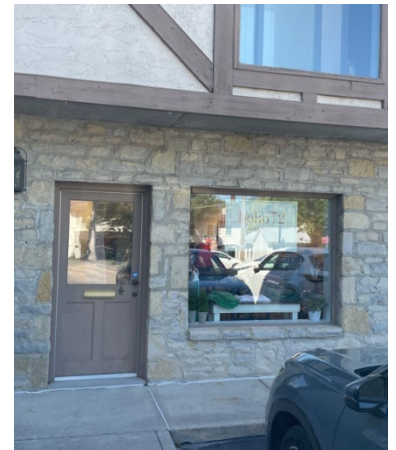
Planning administratively approved an existing sign relocation for Boho 72 Boutique at 55 S. High Street. The site is located southwest of the intersection of Spring Hill and S. High Street in the Historic District and is zoned Historic District – Historic South.

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.
17-077ARB-MPR**

**55 South High Street
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 approval 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.~~