

RECORD OF ACTION

Architectural Review Board

Wednesday, April 23, 2025 | 6:30 p.m.

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

2. 48 S. High Street 24-130MPR

Minor Project Review

Proposal:	Request for review and approval of Minor Project Review to allow for facade modifications to a Landmark Building. The 0.25-acre site is zoned HD-HS, Historic South District.
Location:	48 S. High Street.
Planning Contact:	Rati Singh, Assoc. AIA, Planner I
Contact Information:	614.410.4533, rsingh@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/24-130

MOTION 1: Ms. Cooper moved, Mr. Jewell seconded approval of a waiver of Code Section 153.174(F)(1) requiring the lowest portion of an awning to be at least 8' above the sidewalk, to allow awnings to be installed at a clearance of 6'8" above the sidewalk.

VOTE: 4-0

RESULT: The Waiver was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Absent
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

MOTION 2: Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project Review with the following conditions:

- 1) The applicant adjusts the location of the existing awning to ensure that all three awnings are installed at the same height and with the same clearance above the sidewalk and provide this information prior to Building Permit.



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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- 2) The applicant ensures that awnings are placed within the side wood pilasters and provides information prior to Building Permit.
- 3) The applicant provides fiberboard panel above the door and window instead of wood shakes, painted to match the color of the trim and provides information prior to Building Permit.
- 4) The applicant provides awning sample for staff review prior to Building Permit.
- 5) The applicant ensure that no signs will be proposed on the awnings with any future sign application.

VOTE: 4-0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Lisa Patt-McDaniel	Absent
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

Rati Singh

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Rati Singh, Assoc. AIA
Planner I



Community Planning and Development



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Ms. Cooper sought confirmation that the air-conditioning unit will be moved. Ms. Ho stated that it will be relocated.

Board Discussion

Mr. Cotter referenced the discussion questions for Board feedback. Consensus was support for an off-site parking plan.

Mr. Jewell stated that the dumpster could be relocated in Phase 2.

Mr. Cotter stated that the Board is happy with the pedestrian walkway and the removal of the air conditioning unit.

As the case was an Informal Review requesting Board input only, no Board action was taken.

Public Comment

There was no public comment on the case.

Case #24-130MPR

48 S. High Street

Minor Project Review

Request for review and approval of Minor Project Review to allow for facade modifications to a Landmark Building. The 0.25-acre site is zoned HD-HS, Historic South District and is located at 48 S. High Street.

Staff Presentation

Ms. Singh stated that this is a request for a MPR at 48 South High Street for façade improvements. The 0.25-acre site is located at the southeast corner at the intersection of South High Street and Spring Hill Lane. It is zoned Historic District – Historic South and is surrounded by Historic South to the west and south, Historic Core to the north, and Historic Residential to the east. The applicant requested an informal review earlier this year, at which the Board provided non-binding feedback, including recommending that the design be vernacular and simple in approach and the applicant consider working with a preservation architect. The applicant has worked with a preservation architect and has modified the design to ensure that it aligns with historic photos. The property consists of two adjacent buildings located at 48 and 50 South High Street. The structures were added to the National Register of Historic Places in 1979. Currently, access to the first floor of 48 South High Street is via the rear of the building (Blacksmith Lane). There is no access to the first floor of the building from South High Street. The proposal will enable the first-floor pedestrian access from South High Street. Ms. Singh displayed historic photos of the site showing that the main entrance originally faced North High Street. The proposed improvements include removing the two bay windows and reestablishing an earlier door location as well as a new storefront window where an older window once existed. Following feedback received at the informal review, the applicant has simplified the architectural features in comparison to previously proposed historical elements. The applicant is proposing cedar shake shingles above the window and door. Staff recommends that a smooth MDF panel should be installed above those so that it does not look like an add-on. This is included as a condition of approval. The applicant plans to adjust the location of the awnings so that all three are in the same line from the bottom. The existing door awning is pre-

existing and does not meet the Code requirement that the lowest portion of an awning must be eight feet above the pedestrian walkway. The applicant proposed all three awning heights to be at six feet, eight inches. This is appropriate because eight feet would be too high and would not align with what is existing at 50 South High Street. The applicant also proposes using an aluminium clad wood window and door with a side light and vintage color with a pewter trim. The storefront door and trim are also proposed in the same color. Both the door and the window have Windsor Divided Lite muntins with spacers, which is equivalent to Simulated Divided Lite muntins. The applicant proposes Firesist awnings in black. Staff recommends the applicant provide a sample prior to building permit to ensure it meets the Historic District requirements. Existing landscaping near the bay window is proposed to be removed and replaced with brick pavers that would meet the Bridge Street Streetscape Character Guidelines. No foundation plantings are required as the building is on the right of way. The waiver is a request to allow the awning to be installed at the clearance of 6 feet, eight inches above the sidewalk.

Ms. Singh shared the MPR criteria and noted that they are met, met with conditions, or not applicable. Staff recommends approval of the waiver and MPR with the following conditions:

- 1) The applicant adjusts the location of the existing awning to ensure that all three awnings are installed at the same height and with the same clearance above the sidewalk and provides this information prior to Building Permit.
- 2) The applicant ensures that awnings are placed within the side wood pilasters and provides information prior to Building Permit.
- 3) The applicant provides fiberboard panel above the door and window instead of wood shakes, painted to match the color of the trim and provides information prior to Building Permit.
- 4) The applicant provides awning sample for staff review prior to Building Permit.
- 5) The applicant ensure that no signs will be proposed on the awnings with any future sign application.

Mr. Cotter confirmed the tops and bottoms of awning would be level. Ms. Singh stated that is staff's recommendation.

Applicant Presentation

Bob Deuberry, Providential Properties, LLC, 48 S. High Street, stated that they made the changes as suggested at the last ARB meeting. Mr. Deuberry stated he could adjust the awning over the door to look like the other two. Ms. Singh stated that the condition of approval is that they all align at bottom as well as the top. Mr. Deuberry agreed to do that.

Ms. Singh noted that staff will require revised renderings showing the changes. Mr. Deuberry indicated that he is agreeable to the conditions.

Public Comment

There was no public comment on the case.

Ms. Cooper moved, Mr. Jewell seconded approval of a waiver of Code Section 153.174(F)(1) requiring the lowest portion of an awning to be at least 8' above the sidewalk, to allow awnings to be installed at a clearance of 6'8" above the sidewalk.

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

Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project Review with the following conditions:

- 1) The applicant adjusts the location of the existing awning to ensure that all three awnings are installed at the same height and with the same clearance above the sidewalk and provide this information prior to Building Permit.
- 2) The applicant ensures that awnings are placed within the side wood pilasters and provides information prior to Building Permit.
- 3) The applicant provides fiberboard panel above the door and window instead of wood shakes, painted to match the color of the trim and provides information prior to Building Permit.
- 4) The applicant provides awning sample for staff review prior to Building Permit.
- 5) The applicant ensure that no signs will be proposed on the awnings with any future sign application.

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

Case #25-015MPR

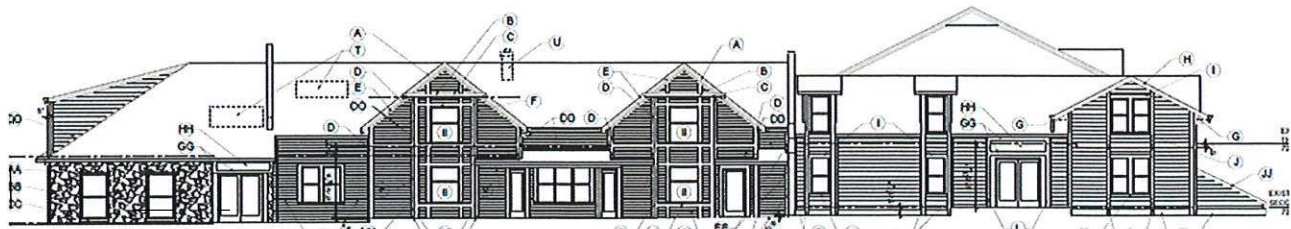
N. High Street Renovations

Minor Project Review

Proposal for renovations to three existing buildings in the Historic District that will be utilized as retail and office space. The 0.71-acre site is zoned HD-HC, Historic Core District and is located northeast of the North Street and North High Street intersection.

Staff Presentation

Ms. Holt stated that this is a request for Minor Project Review for renovations to 72/84 North High Street and 20 North Street, otherwise known as the old Oscar's site. The site is located at the very north edge of the Historic District. The project sits on three lots totalling about three quarters of an acre. The buildings located at 72/84 North High Street are classified as background. 20 North Street was unclassified in 2024. The Board heard an informal review for this project and at that time it was confirmed that the project would go through a Minor Project Review. 2009 was the last major review of this property and included variances by the Board of Zoning Appeals. The site is surrounded by a variety of both modern and historic buildings. Photos of existing conditions were displayed.



Ms. Holt referenced the above rendering of 72/84 North High Street to detail proposed renovations. The left side has new windows and doors and will retain the stone. The center portion has the signature feature box bay windows that are treated uniquely from the rest of that portion of the building. There are single hung windows, special trim detail and drop siding that will match the siding found underneath the plywood skin. This will be clad in 4-inch reveal lap siding. On the right



SUMMARY OF ACTIONS

Architectural Review Board Meeting

Wednesday, January 29, 2025, 6:30 p.m.

Members Present: Sean Cotter, Martha Cooper, Lisa Patt-McDaniel, Hilary Damaser

ACCEPTANCE OF MEETING DOCUMENTS AND APPROVAL OF MINUTES

MOTION CARRIED 4-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND APPROVE THE 12-18-24 MEETING MINUTES

CASE REVIEWS

Case #24-161INF, Laird Residence, Informal Review

Informal review and feedback for the construction of a new single-family home in the Historic District. The 0.27-acre site is zoned HD-HR, Historic Residential District, and is located approximately 60 feet north of the intersection of S Riverview Street and Short Street.

NON-BINDING FEEDBACK

The Board appreciated the good design start for this new construction on a newly-split lot just north of Short Street. Roof angles were discussed, along with window sizes and the number materials initially proposed.

Case #25-004INF, 48 S. High Street, Informal Review

Informal review and feedback on façade renovations to a Landmark Building. The 0.25-acre site is zoned HD-HS: Historic South District and is located southeast of the South High Street and Spring Hill Lane intersection.

NON-BINDING FEEDBACK

The Board provided the following feedback:

- Design should be vernacular and simple in approach.
- The applicant should consider using a preservation architect to assist with the application.

Note: The owner is interested in a Façade Improvement Grant for the proposed work.

Case #24-153MPR

Coffman House – Garden Beds, Minor Project Review

Proposal for renovations to Giving Garden Beds at the Coffman House. The beds exist on a 20'x10' plot, two of the existing beds will be raised, allowing for ADA accessibility. The 1.286-acre site is zoned PUD: Coffman Park, and is located north of the Emerald Pkwy and Post Rd intersection.

MOTION CARRIED 4-0 TO APPROVE THE MINOR PROJECT REVIEW (MPR)

~~Mr. Cotter stated that the design feels busy. Color could soften that. Ms. Sommer stated that the black and white drawings do not read well; adding color to renderings will help but she will keep the Board's comments in mind.~~

~~As the case was an Informal Review requesting Board input only, no Board action was taken.~~

Public Comment

~~There was no public comment on the case.~~

Case #25-004INF

48 S. High Street

Informal review and feedback on façade renovations to a Landmark Building. The 0.25-acre site is zoned HD-HS: Historic South District and is located southeast of the South High Street and Spring Hill Lane intersection.

Staff Presentation

Ms. Singh stated that the 0.25-acre site is zoned Historic District Historic Core and is located southeast at the intersection of South High Street and Spring Hill Lane. The property consists of two adjacent buildings (48 and 50 South High Street). The property under consideration is 48 South High Street. These structures were added to the National Register of Historic Places in 1979. The applicant is seeking feedback on the front façade improvements. Historic photos from 1898 and 1920 were displayed. Over time there have been several alterations to both buildings. The historic photos show that the main entrance originally faced North High Street, and the applicant aims to restore that access via the façade improvements. It can also be seen that there were minimal architectural features on both 48 and 50 South High Street. The proposed improvements to the building include removing the two bay windows, re-establishing an earlier door location, and installing a new storefront window where an older window once existed. The applicant is seeking feedback prior to a formal Minor Project Review application. Historical photos indicated that the bay windows were not original to the building, and they are considered an inappropriate addition.

Staff supports the improvement to the façade, which will allow the first-floor access from North High Street, restoring the original intent. The applicant proposes to use the same awning and detail as seen on 50 South High Street. Under today's Codes and Guidelines, what exists at 50 South High Street would not be approved as a façade improvement. The Historic Guidelines stated that the design should be consistent with the historic storefront character, including the window sizes and architectural features. Any downsizing and enlarging of the window opening shall be avoided and windows should match the appearance of the historic originals if evidence is found. The applicant proposes a Therma-Tru fiberglass front door and a Pella Lifestyle 51-inch by 55-inch window. The proposed door would require a waiver. The Board has approved waivers for fiberglass doors, both for background buildings and landmark buildings where criteria are met. The existing landscaping is proposed to be removed and replaced with pavers, which will meet the Bridge Street streetscape character.

The following discussion questions have been provided to guide the Board's discussion:

- 1) Does the Board support the renovation of the existing front façade:

- 2) If the Board approves of renovations generally, does the Board support the proposed modifications and their overall character?
- 3) Does the Board recommend consulting a preservation architect for the project?
- 4) Other considerations by the Board.

Ms. Damaser asked if the applicant's original proposal drawings were too busy. Ms. Singh stated that even though it was originally a store, there was minimal architecture. It was just the frame and no other additional features.

Applicant Presentation

Bob Deuberry, Providential Properties, LLC, 71 Fox Trace Lane, Hudson, stated that there is a new bakery tenant rather than law offices. The desire was to restore the building back to the retail use and remove the bay windows. The building went through full renovation in the early 1980s and that is when the bay windows were added. The initial thought was to mimic the right-hand side of the building (50 South High Street) but after working with staff and seeing original photos, the thought shifted to simplifying it to the original design. He would like to get the Board's feedback prior to moving forward.

Board Questions

Ms. Patt-McDaniel stated that the bay windows are obviously not original and should be removed. She stated that the original design is a simpler look.

Ms. Damaser asked if the applicant has a problem removing the columns on either side. Mr. Deuberry stated that he would not have a problem with removing the columns.

Ms. Cooper asked if the applicant was amenable to removing awning. Mr. Deuberry stated that the awning gives the site a retail presence, but they have not gotten into signage and maybe that could create the retail presence.

Mr. Cotter asked about the awnings. Ms. Singh stated that awnings are permitted but must be the proper height and size. Mr. Deuberry stated that most historic retail fronts in Old Dublin had awnings.

Ms. Holt stated that awnings are not prohibited, but there are clearance requirements. The awning at 50 South High Street does not meet that clearance so to try and match it would create problems.

Mr. Cotter stated that the design should reflect what the property looked like in the original pictures.

Ms. Damaser stated that if an awning met Code, she would be supportive.

Ms. Patt-McDaniel stated buildings being renovated further down the street will not have awnings.

Board Discussion

Mr. Cotter requested the Board's response to the discussion question, "Does the Board recommend consulting a preservation architect for the project?"

Board consensus was support for recommending the applicant consult a preservation architect for the project. Mr. Deuberry stated that timing may be an issue. Ms. Cooper stated that it could be a

conversation with the tenants, so they are aware of limitations and requirements. Mr. Deuberry stated that the client will be fine with whatever direction is necessary.

Mr. Deuberry stated that wood doors do not hold up well on commercial spaces. Mr. Cotter stated that the Board has granted waivers in the past. He suggested the applicant come back and explain why fiberglass is necessary. Ms. Cooper stated that staff has a list of approved materials. Mr. Cotter advised the applicant to work with staff.

As the case was an Informal Review requesting Board input only, no Board action was taken.

Public Comment

There was no public comment on the case.

Case #24-153MPR

Coffman House - Garden Beds

~~Proposal for renovations to Giving Garden Beds at the Coffman House. The beds exist on a 20'x10' plot, two of the existing beds will be raised, allowing for ADA accessibility. The 1.286-acre site is zoned PUD: Coffman Park, and is located north of the Emerald Pkwy and Post Rd intersection.~~

Staff Presentation

~~Ms. Evans stated that this is a request for a minor project review for the replacement of eight raised garden beds with two elevated and six raised garden beds at the Coffman House Giving Garden. The 1.2-acre site is located within Coffman Park southwest of the intersection of Coffman Park Drive and Emerald Parkway. The property is zoned Planned Unit Development (PUD). The site is located outside of the Historic District and listed as an Appendix G property. Images of existing conditions were shown. There are currently eight raised garden beds in the garden surrounded by a wooden fence. An eagle scout candidate is partnering with the City's Parks and Recreation Department to replace the eight existing raised garden beds with two elevated and six raised garden beds. All garden beds will be made of cedar to prevent rot and reflect the character of the site. A rendering of the proposed elevated beds was shown. The two elevated garden beds will be minimally visible from the public right of way and will make gardening activities more accessible to senior and disabled members of the community, including wheelchair users. All criteria are either met or not applicable. Staff recommends approval with no conditions.~~

Applicant Presentation

~~Mr. Krawetzki stated that they can adopt the height for ADA requirements.
Ms. Damaser stated that she is familiar with angled garden beds that are slanted on the bottom. She wanted to ensure a wheelchair user could comfortably use the type proposed.
Mr. Krawetzki stated that they can shorten the bottom board or switch boards out.
Mr. Cotter asked how to eliminate water reaching the legs of someone using the bed. Mr. Krawetzki stated that the City installed beds at Darree Fields with drains that directed the water. Currently, these garden beds are accessed through lawn, not paths, so there is a lower likelihood of them being accessed with wheelchairs.
Ms. Patt-McDaniel stated that these are more for seniors or those with limited mobility.~~



BOARD ORDER

Architectural Review Board

Wednesday, January 29, 2020 | 6:30 pm

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

**3. Property at 48 S. High Street
19-122ARB-MPR**

Minor Project Review

Proposal: Installation of a multi-tenant, projecting sign for existing, second-story tenant spaces. The 0.25-acre site is zoned Bridge Street District Historic South.

Location: East of S. High Street, southeast of the intersection with Spring Hill Lane.

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

Applicant: Richard Taylor, RTA Studio

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-122

MOTION: Mr. Keeler moved, Mr. Bailey seconded, to approve the Minor Project without conditions.

VOTE: 4 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Absent
Robert Bailey	Yes

STAFF CERTIFICATION

Zach Hounshell, Planner I



model. She does not have an issue with the solarium structure during the summer months, as when the windows are retracted, the massing is more in context with the area. During the winter months, it is not. She is confident there is a better design that will achieve what is needed here.

Mr. Alexander suggested that Mr. Barnum work with an architect experienced with Historic Districts, who will understand how to design a structure sensitive to the Code and Guidelines. The proposed structure has been developed from a design used elsewhere that has no relationship to Dublin's Code or the traditional buildings in this district.

Mr. Barnum thanked the Board for their feedback.

3. Property at 48 S. High Street, 19-122ARB-MPR, Minor Project Review

Ms. Stenberg stated that this is an application for the installation of a multi-tenant, projecting sign for existing second-story tenant spaces. The 0.25-acre site is east of S. High Street, southeast of the intersection with Spring Hill Lane and zoned Bridge Street District Historic South.

Case Presentation

Mr. Hounshell stated that this is a request for a Minor Project Review for a proposed multi-tenant projecting sign at 48 South High Street for existing second-story tenants. 48-52 South High Street is located southeast of the intersection of South High Street and Spring Hill Lane. 48 South High Street is the northern part of the building with first and second floor tenants. Since 1978, the Board has reviewed several applications for signs and for exterior modifications for 48-52 South High Street. In January 2007, the ARB reviewed and approved an application for a 6-sq. ft. multi-tenant projecting sign for second floor tenants. The existing projecting sign contains three tenant panels, one for each of the tenants located in the second story of the building. The current application is proposed to replace this approved projecting sign.

Sign Details:

The applicant is proposing a new 7.17-sq. ft. multi-tenant projecting sign for the second-story tenants of 48 South High Street. The sign is 36 inches in height and 30 inches in width. The sign panels are proposed to be constructed of 1-inch thick High Density Urethane (HDU) with 0.5-inch CNC routing for the copy and inline border. The background of the sign is proposed to be painted Amber Slate (Benjamin Moore CW 685). The copy and inline border are proposed to be painted Capitol White (Benjamin Moore CW 10). Each tenant will have a separate sign panel, which will be secured to the existing projecting sign on each side. The proposed sign will be located nine feet from the bottom of the sign to grade, which meets the Code requirement of a minimum of eight feet of clearance from sign to grade. The sign will be 12 feet from the top of the sign to grade, which meets the Code maximum of 15 feet.

The application has been reviewed against all applicable criteria and guidelines, and staff recommends approval with no conditions.

There were no public comments.
There was no Board discussion.

Mr. Keeler moved, Mr. Bailey seconded to approve the Minor Project Review with no conditions.
Vote: Mr. Alexander, yes; Mr. Keeler, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
[Motion carried 4-0.]

~~4. CoHatch – Dublin at 56 N. High Street, 20-002FDP, Final Development Plan~~

~~Ms. Stenberg stated that this is an application for the construction of a 2.5-story, 10,000-sq. ft. commercial building at 25 North Street. The 0.27-acre site is located between the intersections of N. High Street and North Street and N. Blacksmith Lane and North Street and is zoned Bridge Street District Historic Core.~~

Case Presentation

History:

~~Ms. Martin stated that this is a request for review and approval of a Final Development Plan (FDP) for a proposal to construct a new commercial building at 25 North Street with associated site improvements on a 0.27-acre parcel within Historic Dublin, containing a historic structure at 56 N. High Street. No changes to the historic building, known as the Brazenhead building, are proposed. A Final Development Plan (FDP) is the final step in the Historic Dublin review process for a new commercial structure over 7,500 square feet. In November 2019, the ARB reviewed and approved a Preliminary Development Plan (PDP). In September, the Board reviewed the Concept Plan, which is the first step in the development process. Prior to that, the Board provided an Informal Review of the proposal. With the PDP, the Board approved the site layout, the mass, scale and height of the building, and the required open spaces. [Images of neighboring structures provided for site context.]~~

Proposal:

~~The site plan remains unchanged with this application. The 10,000-sq. ft. office building is proposed to the rear of the Brazenhead building, with an 800-sq.ft. courtyard between the buildings. A brick sidewalk is proposed within the right-of-way along North Street. A staircase within a public access easement will help navigate the grade on the site. A vehicular loading zone is proposed along Blacksmith Lane at the rear of the property. The applicant has revised the exterior materials to a vertical 6-inch cedar wood siding with vertical cedar posts on a majority of the exterior. The cedar is proposed to be finished in silver gray stain (Benjamin Moore, Arborcoat). This revision was in response to the Board's concern about "oil canning" of the fibrous cement siding. The waiver the Board previously approved for fiber cement as a primary building material is no longer required. The base of the building is proposed to be clad with a stone veneer (Creative Mines Farmhouse Ledge, Coyote). The first story and lower level are proposed to have an integrated storefront system. The upper story of the building will have integrated windows. The majority of the trim, including canopies and windows, will be in a charcoal finish. From the rear elevation facing Blacksmith Lane and eventually the future Riverside Crossing Park, the full building height of 2.5 stories would be seen. The structure will have a standing seam metal roof in a charcoal color and three shed dormers. The window layout has been revised, as requested by the Board, to reduce the number of window sizes and to align the windows above one another, although some offsets will remain that relate to the architectural character. Six flange steel columns, painted black, are proposed for the lower level along Blacksmith Lane. The columns will support a canopy, which will have a trailing vine. The applicant has sited the dumpster and transformer at the rear of the building~~



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

SEPTEMBER 24, 2014

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

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Proposal: Architectural modifications to the building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill.

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

Applicant: Robert Deuberry, owner

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

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

MOTION: Mr. Munhall moved, Mr. Rinaldi seconded, to approve this request for a Minor Project Review for architectural modifications to the building and trim colors and awning replacement for an existing commercial building, because the proposal meets the review criteria of Minor Projects with one condition:

- 1) That the applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering an entire facade.

* Mr. Leff agreed to the condition.

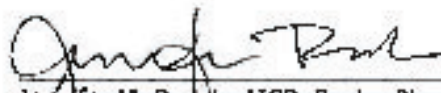
VOTE: 4 - 0.

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

RECORDED VOTES:

Robert Schisler	Yes
Bob Oyas	Absent
David Rinaldi	Yes
Nell Mathias	Yes
Thomas Munhall	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

SEPTEMBER 24, 2014

AGENDA

- | | | |
|----|--|--|
| 1. | BSC Historic Core
14-090ARB-MPR
(Approved 4 – 0) | 48-52 S. High Street
Minor Project Review |
| 2. | BSC Historic Residential District – Streng Residence
14-092ARB-MPR
(Approved 4 – 0) | 75 Franklin Street
Minor Project Review |
| 3. | BSC Historic Core District – Shamrock Barber Shop
14-093ARB-MPR
(Approved 3 – 0) | 86 S. High Street
Minor Project Review |
| 4. | Zoning Code Amendment-Bridge Street District
13-095ADMC | Zoning Code Amendment |

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Neil Mathias, and Thomas Munhall. Bob Dyas was absent. City representatives were Jennifer Rauch, Marie Downie, Devayani Puranik, and Laurie Wright.

Motion and Vote

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

- | | | |
|----|--|--|
| 1. | BSC Historic Core
14-090ARB-MPR | 48-52 S. High Street
Minor Project Review |
|----|--|--|

Jennifer Rauch said this application is for architectural modifications to the building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the existing site layout and site photos, including the existing conditions for the site with the new standing seam metal roof. She said the proposal includes an update to the building facades with a new color scheme and awnings. She said the proposed paint color for the main structure and the majority of the trim of the building is Benjamin Moore "White Dove", the storefront windows and the door trim will be painted Sherman Williams "Analytic Gray", and the doors will be painted Valspar "Vintage Frame". She indicated this is a neutral palette with the lighter building, which the *Guidelines* permit. She said the applicant is proposing to replace the existing awnings located above the entrances and extend the awning along the façade above the storefront windows. She explained the original proposal included standing seam metal awnings and as part of the ART review, they recommended the applicant use canvas awnings as the *Guidelines* specify, which the applicant agreed. She said additional correspondence was included in the Board's materials regarding a desire by one of the building tenant's

for the Board to consider the use of metal awnings. She said per the *Guidelines*, each window or door is recommended to have its own awning, rather than a single full-width awning covering the entire façade. She said as a condition, ART recommends the applicant revise the materials to include these details.

Ms. Rauch said approval is recommended with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering an entire façade.

John Leff, 1697 Berkshire Road, Columbus, Ohio 43221, said he was one of the owners of the building. He explained the applicant used an old picture when determining the proposal for the building. He said they originally proposed the standing seam to complement the roof replacement, but agreed to install the canvas awnings.

David Rinaldi asked if there was any imagery that shows the building had a metal awning at one time. Mr. Leff said there was not.

Neil Mathias inquired about the *Guidelines* only speaking to the use of canvas awnings and not to something that seems a little bit more solid. He said he supposed in the 1800s, they were not doing canvas awnings on a metal frame.

Ms. Rauch said the *Guidelines* do not give time periods, it just states awnings traditionally provide cover with canvas or similar heavy fabric, which could be rolled up and retracted. She said this coincides with the materials and request by Mr. Taylor that standing seam would be more durable and hold up better to the elements.

Mr. Rinaldi said the distinction is between a porch roof, which would be standing seam metal and would be appropriate and an awning, which does have more of a temporary nature to it.

Mr. Munhall said he would like some more discussion on this but does not want to stop the proposal being approved if the applicant is happy as is. Mr. Leff said the building needs a lot of work so they are fine at this time using canvas awnings.

Mr. Munhall said awnings provide very little weather protection; it is more of a decoration.

Mr. Rinaldi said this building was on the National Register and by adding standing seam metal, you are changing the character of the building and that should not be done. He concluded canvas is appropriate. Ms. Rauch said ART concurred with Mr. Rinaldi's assessment.

Mr. Mathias asked if a 1850s building would have canvas awnings. Mr. Schisler said one of our prior ARB members showed photos of this building as a grocery store and the store owners would pull the awnings back in the evening. He concluded they did have a form of a canvas that was retractable on some of the buildings.

Mr. Mathias asked if there was going to be a discussion on trim being painted the same as the body color on part of it but then part of it is a contrasting color.

Ms. Rauch said it was her understanding that the applicant wanted the storefront window to stand out, hence the contrasting color for trim. She said the *Guidelines* do not speak to whether all the trim has to be contrasting or not. She said on 113 South High Street the applicant was approved to paint the body and the trim the same color.

Mr. Leff said the first floor tenant had an old picture of the building shortly after the turn of the century, which is how they came up with that look.

Motion and Vote

Mr. Munhall moved, Mr. Rinaldi seconded, to approve this request for a Minor Project Review for architectural modifications to the building and trim colors and awning replacement for an existing commercial building with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a sign full-width awning covering an entire façade.

Mr. Leff has agreed to this condition. The vote was as follows: Mr. Mathias, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Munhall, yes. (Approved 4 – 0)

2. ~~BSC Historic Residential District – Streng Residence~~ ~~14-092ARB-MPR~~

~~75 Franklin Street~~ ~~Minor Project Review~~

~~Jennifer Rauch said this application is for architectural modifications to increase the height of an attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.~~

~~Ms. Rauch said the home has frontage on Franklin Street with the three-car garage to the rear with access provided on the south side of their lot. She presented the existing house from the Franklin Street side, which is brick with white trim with an asphalt shingle roof, and the existing three-car garage shown with white siding and doors, also with an asphalt shingle roof.~~

~~Ms. Rauch said the applicant is proposing to increase the height of the roof to be more compatible with today's standards and to be able to fit their vehicles inside. She showed the existing condition, keeping the same arrangement, matching the pitch of the existing home roof, just creating more height. She said they are removing a window and vent on the existing side elevation of the house and Building Standards has verified this is not required for fire egress. She explained the applicant would be using the same building materials: white siding, white trim, and asphalt shingles but proposed new garage doors.~~

~~Ms. Rauch said approval is recommended with no conditions.~~

~~Mr. Schisler inquired about the room behind the window to be removed. Heidi Bolyard, Simplified Living Architecture and Design, answered it was finished storage space.~~

~~Mr. Schisler asked if the space will be connected to the garage. Ms. Bolyard said the applicant has no basement in the residence so the intent is to put attic trusses above for storage in a section of the garage.~~

Motion and Vote

~~Mr. Rinaldi moved, Mr. Munhall seconded, to approve this request for a Minor Project Review. The vote was as follows: Mr. Mathias, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes.
(Approved 4 – 0).~~

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 18, 2014

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

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Proposal: A request for architectural modifications to a building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill.

Request: Review and recommendation of approval for a Minor Project Review under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Robert Deuberry, owner

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

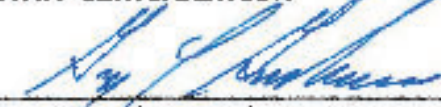
Contact Information: (614) 410-4690; jrauch@dublin.oh.us; and

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

- 1) That the applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering the entire facade.

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

STAFF CERTIFICATION



Gary P. Gunderman, Planning Manager



**Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 18, 2014

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

Other Staff: Claudia Husak, Planner II; Joanne Shelly, Urban Designer, Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Heidi Bolyard, Simplified Living Architecture and Design (Case 2); and Nelson Yoder and Russ Hunter, Crawford Hoving Development Partners; Teri Umbarger, BHDP Architects; and Miguel Gonzalez, Moody Nolan (Cases 4 & 5).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 11, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Andrew Crozier said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. He 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 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier said the colors proposed for the building and trim are appropriate according to the *Guidelines* and the time in which this building was built. He said the applicant is proposing to replace the existing awnings and locate additional awnings over the remaining storefront. He explained that the awnings over the windows will be recessed and the others will project over the doorways to alleviate the appearance of one continuous awning, which is not permitted by the *Guidelines*.

He said ART recommends approval with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering the entire façade.

Mr. Gunderman confirmed the ART's recommendation of approval of this application for Minor Project Review with one condition to be forwarded to the Architectural Review Board.

~~Ms. Ray said Dan Phillibaum will be helping with the Code review.~~

~~Ms. Ray said that the ART recommendation of approval for this request is scheduled for October 2nd and is scheduled to be reviewed by the PZC on October 9th.~~

~~Claudia Husak said she would schedule a general staff meeting for extra comments and review.~~

~~Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that this application will be further reviewed on next week's agenda.~~

CASE REVIEWS

6. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC

**Riverside Drive and Dale Drive
Development Plan Review**

~~Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Ray said this application is still on hold pending the Preliminary Plat. She said she is waiting for plans.~~

~~Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.]~~

7. BSC Historic Core 14-090ARB-MPR

**48-52 S. High Street
Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly 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 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced last week and found no concern with the paint colors proposed but stated the ART members had concerns about the use of one continuous awning, which is undesirable in the *Historic Dublin Design Guidelines*. She reported she has since had a conversation with the applicant and explained that one section of the awning will protrude while the other sections are recessed. She believed that this will make the awning appear somewhat separated, while adding another awning over the other doors. She said the applicant proposed standing seam awnings but is willing to do canvas awnings to match the existing.

Julie Leff showed the modified paint colors selected for the trim and the body of the building.

Ms. Rauch said the conditions will be discussed and an ART determination is scheduled for next week's meeting.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed that a recommendation on this request was scheduled for September 18, 2014.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:47 pm.



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 4, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development Administrator; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Laura Schweitzer, Sign Vision Co. (Case 3); and Tim Tucker, Halloween Express (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 28, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

INTRODUCTION

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly 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 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a slide that showed the existing building that houses five tenants. She pointed out that the roof had recently been replaced with a new standing seam metal roof. She said the applicant would now like to repaint the building and change the awnings. She stated that the applicant is proposing the following paint colors: Benjamin Moore "White Dove" for the body and the trim for all upper windows; Benjamin Moore "Revere Pewter" for the trim detail around the doors and windows on street level; and Valspar "Vintage Frame" for the exterior doors at street level. She said the applicant would like to replace the green canvas awnings with a dark bronze standing seam metal awning to be consistent with the dark bronze color of the doors.

Steve Langworthy inquired if the *Historic Dublin Design Guidelines* permitted standing seam metal awnings.

Ms. Rauch said the *Guidelines* allowed for canvas awnings, and for a building built in the mid-1800s, the awning should not be continuous across the entire storefront. She said she would need to confirm if the metal awnings would be appropriate. She reported that one long canvas awning was already in place.

Ms. Rauch confirmed that white was the original paint color of the body of this building so using another light color seemed appropriate. She said she did not have any issues with the colors selected, but had concerns with the materials proposed, as they seemed out of character.

Rachel Ray asked if there were right-of-way encroachment issues with the awning.

Barb Cox said Engineering had less concern with an awning projecting over the right-of-way than something encroaching at ground level. She noted that a process for dealing with such right-of-way encroachments was needed.

Mr. Langworthy asked if contrasting trim was required.

Ms. Rauch said the *Guidelines* did not require the trim color to contrast with the body color.

Gary Gunderman asked if this proposal was being reviewed by one of the City's architectural consultants. Ms. Rauch said a consultant's services could be engaged.

Jeff Tyler said he thought the awnings continuing all the way across the entire storefront did not seem appropriate.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a recommendation on this request was scheduled for September 18, 2014.

DETERMINATIONS

2. ~~Verizon Wireless Co-Location – O'Shaughnessy Dam Tower~~ ~~6013 Glick Road~~ ~~14-087ARTW~~ ~~Administrative Review - Wireless~~

~~Andrew Crozier said this is a request to replace six panel antennas and install nine remote radio heads and two OVP distribution boxes on an existing monopole tower. He said the site is on the south side of Glick Road approximately 850 feet east of the intersection with Dublin Road. He said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.~~

~~Mr. Crozier said an Administrative Departure was needed as Chapter 99 limits the height of wireless communication facility towers to a maximum of 120 feet in all non-residential districts as measured to the top of the antennas. He said the proposed overall height for the Verizon antennas (154 feet, 2 inches from grade) and the existing tower (152 feet) exceed the height maximum. He explained that the tower and antennas were erected prior to the adoption of the amendments to Chapter 99. He added that this proposal does not add height changes as the new equipment will be installed at the same height, however, the plan measures the height of the tower from the centerline of the tallest antennas, whereas Chapter 99 requires that height be measured to the top of the antennas. He stated that an Administrative Departure was recommended to accommodate the increased height of the antennas.~~

~~Mr. Crozier said approval with two conditions was also recommended:~~

- ~~1) That the new equipment should be unobtrusive and maintain similar color; and~~
- ~~2) That any associated cables are trimmed to fit closely to the panels.~~

~~Gary Gunderman confirmed with Mr. Crozier that the cable ran on the outside of the pole.~~



City of Dublin

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 24, 2013

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

**4. BSC Historic Core District
13-067ARB-MSP**

**48 South High Street
Sign Modification**

Proposal:	Installation of a window sign for a new business on the east side of South High Street south of the intersection with Spring Hill.
Request:	Review and approval of a master sign plan application under the provisions of Code Sections 153.065(H) and 153.170 and the <i>Historic Dublin Design Guidelines</i> .
Applicant:	Joel Campbell, Strip, Hoppers, Leithart, McGrath & Terlecky, Co. LPA.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION #1: David Rinaldi moved, Robert Schisler seconded to approve this Master Sign Plan application, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

VOTE: 5 – 0.

RESULT: This Master Sign Plan application was approved.

RECORDED VOTES:

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

MOTION #2: Thomas Munhall moved, Bob Dyas seconded to approve this Minor Project Review for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

VOTE: 5 – 0.

RESULT: This Minor Project Review application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Jennifer M. Rauch, AICP
Planner II

**4. BSC Historic Core District
13-067ARB-MSP**

**48 South High Street
Sign Modification**

Ms. Husak introduced this request for a master sign plan and a minor project to install two signs of the same type, where the Code would require two different signs types. She said the site is located at 48 South High Street and includes an existing multiple tenant building with frontage on High Street and Spring Hill. She said the Board recently approved a sign for the Winan's store located on the southern end of the building. Ms. Husak indicated tenants are also located on the second floor. She stated the application was proposed for the applicant's law offices located at the northern end of the building.

Ms. Husak outlined the proposal for two window signs of the same sign type within the windows facing South High Street. She said Code would permit two signs of two different signs, such as a wall sign and a window sign or a projecting sign and a window sign or a different combination. She said the tenant space has two windows and the applicant is proposing to place a window decal in each window. She said based on the request, it has been determined master sign plan approval is needed from the Board. She stated all other Code requirements are met with this proposal. She indicated the Administrative Review Team has reviewed the request and recommended approval of both application components to the Board.

Mr. Schisler asked if the signs are separated to meet the size requirement or do they truly wish to be on separate windows. Ms. Husak responded it was the latter.

Mr. Schisler said he would prefer to see the more traditional design for a law office with the names underneath in one window. Mr. Munhall agreed.

Mr. Schisler said he would locate it in the window nearest to the door.

Mr. Munhall asked if the Board was approving an increase in sign size. Ms. Husak responded the master sign plan approval would be granting an increase in sign area.

Mr. Rinaldi said he would support the signs in the two windows. Mr. Dyas agreed given they were two matching bay windows.

Mr. Munhall asked if the applicant would be opposed to putting the signs in one window closest to the door.

Mr. Joel Campbell, the applicant, said he felt it would look awkward with signs in only one window and a blank window next to it. He said Winan's has a similar design with signs along the bottom, but they only have one window. He said they would like to keep the signs as proposed.

Mr. Campbell asked if they would be a permitted a sign at the rear of the building off the parking lot. Mr. Schisler said that would be permitted, regardless of the approval of the window signs along the front.

Ms. Husak stated if the applicant wanted another sign, such a projecting or wall sign they would have to submit and gain approval from the Board for an amended master sign plan to allow any additional sign. She said it would not require a variance process.

Mr. Munhall and Mr. Rinaldi said they were supportive of the two window signs as proposed.

Mr. Schisler said the signs were period appropriate and looked nice. Mr. Dyas agreed.

Ms. Husak clarified the Master Sign Plan is Motion #1 to allow the two signs of the same type.

Motion and Vote #1

Mr. Rinaldi moved to approve this Master Sign Plan application, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

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

Motion and Vote #2

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

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



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 24, 2013

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

6. **BSC Historic Core District – Winan's of Dublin** **52 S. High Street**
13-030ARB-MPR **Minor Project Review – Site Modifications**

Proposal: Installation of a 50-square-foot outdoor seating area for a restaurant located on east side of South High Street, south of the intersection with Spring Hill.

Request: Review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.059(C), 153.065(D), and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Ryan Hulme, Winan's of Dublin; represented by Anthony Zender.

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

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

MOTION: To approve this application for site modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with two conditions:

- 1) The applicant work with Planning to provide an appropriately located a trash receptacle.
- 2) The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

VOTE: 3 - 0.

RESULT: The application for site modifications was approved.

RECORDED VOTES:

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

~~discussed with the applicant that this approval was for this particular tenant and that there were multiple tenants in the building, but they could do a sign plan also for the remaining tenants in that building, if interested. She said that at this point they were not interested in doing that. She explained that the second-story tenants now have different sign requirements than they did originally.~~

~~Mr. Dyas asked how far was this projecting sign was from Dr. Karpac's sign.~~

~~Bruce Sommerfelt, SignCom, Inc., (527 West Bridge Street), on behalf of the applicant, said that he thought from the bottom of the Karpac sign to the top of Jeni's sign was about 19 inches, and the Jeni's circular sign dropped below that and lined up linearly with the fascia letters that are on the other elevation.~~

~~Mr. Dyas asked if the bracket was on the fascia trim or above it, and would the sign be in line with it.~~

~~Mr. Sommerfelt said that was correct, and the bracket was designed to match the Karpac sign.~~

~~Mr. Dyas asked if the orange-colored portion of the sign was supposed to be a circle.~~

~~Mr. Sommerfelt said it was their logo which was kind of a circle.~~

Motion and Vote

~~Robert Schisler moved, seconded by Bob Dyas, to approve this application for sign modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with one condition:~~

- ~~1) The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.~~

~~Ms. Rauch said that Mr. Sommerfelt, on behalf of the applicant, had previously agreed to the condition.~~

~~The vote was as follows: Mr. Rinaldi, yes; Mr. Dyas, yes; and Mr. Schisler, yes. (Approved 3 – 0.)~~

6. BSC Historic Core District – Winan's of Dublin 13-030ARB-MPR

52 S. High Street Minor Project Review – Site Modifications

Jennifer Rauch presented this request for review and approval of proposed site modifications for an existing multi-tenant building located south of the intersection with Spring Hill, on the east side of South High Street. She indicated on the site plan the location of an existing small landscaped bed which will be removed to install brick pavers to create an informal seating area with two chairs at each of the three small tables. She said Planning had worked with Engineering to ensure an appropriate sidewalk clearance will be maintained and that the brick pavers will match the specifications of the existing brick, so if the area is not used as a patio in the future it would be a continuation of the sidewalk. She said the existing landscape material was not required by Code, so there are no landscape or lot coverage issues with its removal. She said that the landscaped area for the other tenants will not be removed. Ms. Rauch said that Planning recommends approval with the conditions that the applicant work with Planning to appropriately locate a trash receptacle for easy maintenance either outside or inside the door for patrons to use and that the brick detail provided for the proposed area be subject to approval by Engineering.

Mr. Dyas asked about the bench shown on the corner.

Ms. Rauch said that the City owns and maintains the existing bench which will remain on the corner.

Mr. Schisler asked if the seating would remain on the patio all the time, or would it be brought inside after hours.

Anthony Zender, (82 South High Street, Dublin, Ohio) said it would be left outside in the spring and summer. He said if they observed it 'creeping', they would bring it inside overnight.

Ms. Rauch said that the Bridge Street Code requires that the patio furniture be maintained in their site, but that when the weather was inclement, the furniture had to be brought inside for maintenance purposes.

David Rinaldi asked if the pattern of the proposed brick would match the existing brick pattern.

Ms. Rauch explained that during the Building Permit process, there will be an inspection to ensure that the brick patterns match and everything is in compliance with the requirements.

Motion and Vote

David Rinaldi moved, seconded by Bob Dyas, to approve this application for site modifications because this proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code, with two conditions:

- 1) The applicant work with Planning to provide an appropriately located a trash receptacle.
- 2) The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Rinaldi, yes. (Approved 3 – 0.)

Mr. Schisler requested Planning look into the electronic materials put into DropBox as there appear to be pages missing for St. John's Lutheran Church. Ms. Rauch offered to look at what he received and to figure out what had happened.

Mr. Schisler adjourned the meeting at 7:19 p.m.

As approved by the Architectural Review Board on May 22, 2013.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 18, 2013

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

3. 13-030ARB-MPR – BSC Historic Core District – Winan's of Dublin – Patio – 52 South High Street

This is a request to install a 50-square-foot outdoor seating area for a restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Applicant: Ryan Hulme, Winan's of Dublin.

Planning Contacts: Jennifer Rauch, AICP, Planner II at (614) 410-4600

Deadline: Thursday, April 18 – target Administrative Review Team recommendation to the Architectural Review Board (for the April 24 ARB meeting)

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

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant use the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

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

STAFF CERTIFICATION

A handwritten signature in blue ink, appearing to read "Gary K. Gunderman".

Gary K. Gunderman
Planning Manager

Jeff Tyler said there may be a conflict with the Building Code if the applicant moves the emergency exit sign because it is necessary to provide egress lighting. He suggested the applicant explore using the carriage lights on an emergency lighting circuit as an alternative.

Mr. Tyler wanted to clarify that the white portion of the wall sign is not lit but the lettering is. Ms. Ray said the white cabinet is opaque but the letters will be halo-lit with a white light.

Mr. Gunderman asked if there were any other questions. [There were none.] He stated that this application would be back before the ART for a determination at the next meeting on April 25, 2013.

Case Determinations

2. 13-029ARB-MPR – BSC Historic Core District – Jeni’s Ice Cream – Signs – 1 West Bridge Street

Jennifer Rauch said this application was introduced last week and the request was to install an 8-square-foot wall sign and a 6-square-foot projecting sign for an existing business located at the southwest corner of the intersection of Bridge Street and High Street. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Rauch said the High Street sign will be individual letters and the Bridge Street sign will be a projecting sign with lighting on the bracket. She said the two signs meet height and size requirements, the only condition proposed is to re-paint the areas of the building façade that are currently under the existing sign that will be exposed with the new sign letters. She requested the Administrative Review Team make a recommendation to the Architectural Review Board for approval with one condition:

1. The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

Gary Gunderman confirmed that there were no further comments on this application. He said the Administrative Review Team recommends that the Architectural Review Board consider **approval** with one condition:

1. The applicant refinish the fascia board that contains the existing wall signs prior to the installation of the proposed signs.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Wednesday, April 24, 2013.

3. 13-030ARB-MPR – BSC Historic Core District – Winan’s of Dublin – Patio – 52 South High Street

Jennifer Rauch said this application was introduced last week for a request to remove an existing landscape bed and replace with a 50-square-foot outdoor seating area for a restaurant located at the southeast corner of the intersection of South High Street and Spring Hill. She requested the Administrative Review Team make a recommendation to the Architectural Review Board and said Planning is recommending approval with two conditions:

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant use the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

Ms. Rauch said there will be two tables with chairs within the right-of-way. She said that she checked with Aaron Stanford, Civil Engineer, who confirmed that because these tables and chairs are temporary in nature that there will not be a need for City Council review of a Request for Right-of-Way Encroachment.

Steve Langworthy said there is a potential issue over time to keep the tables and chairs pulled off the sidewalk. Anthony Zinder, representing the applicant, said they will keep them within the designated area.

Gary Gunderman confirmed that there were no further comments.

The Administrative Review Team recommends that the Architectural Review Board consider **approval** with two conditions:

1. The applicant work with Planning to provide and appropriately locate a trash receptacle.
2. The applicant uses the matching brick detail for the proposed area to coordinate with the existing brick sidewalk, subject to approval by Engineering.

Mr. Gunderman stated that this application would be reviewed by the Architectural Review Board at their next scheduled meeting on Wednesday, April 24, 2013.

Case Review

~~4. 13-031ARB-MPR – BSC Sawmill Center Neighborhood District – Dublin Village Center – Edwards Apartment Building – Tuller Road and Village Parkway~~

~~Steve Langworthy explained that staff members met with the applicants earlier in the week to review the vehicular access on the west side of the building. He said that the applicant brought three options for consideration, of which they wanted to ask the ART if they would agree that a 60-foot right-of-way on the west side with parallel parking would be a viable option, in lieu of a 65-foot right-of-way. He said normally 65 feet would be required to provide adequate pedestrian and planting facilities on both sides of the street, but because the development is one-sided at this time, the applicant would like feedback regarding whether 60 feet would be adequate at this time. He said that with this option, they would eliminate the need for a Waiver request for block size based on the east/west dimensions of the proposed block. He noted that the applicant is asking for a decision prior to revisions for the Planning and Zoning Commission review.~~

~~Barb Cox added that she was continuing to work with the applicant's engineering team on stormwater calculations and management strategies.~~

~~Stephen Caplinger, Creative Design + Planning, said he brought a new version of the plans with new renderings, stating the front shows a three-story building and the detail is more refined showing more brick. He said the project description is updated with more accurate parking~~



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JUNE 24, 2009

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

**1. Cookies By Design
09-040ARB**

**48 South High Street
Sign Modifications**

Proposal: Wall and window signs for a new business at 48 South High Street. The 0.25-acre site is located at the southeast corner of the intersection of South High Street and Spring Hill in the Historic District.

Request: Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Christine Cochran, Owner

Planning Contacts: Eugenia M Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made the motion, seconded by Tom Currie, to approve this proposal because it meets the *Historic Dublin Design Guidelines* and the requirements of the Zoning Code, with the following conditions:

- 1) The proposed window sign be constructed with metallic gold vinyl;
- 2) That a sign permit be obtained prior to installation; and
- 3) A temporary sign be permitted on the rear of the building until approval of a comprehensive sign is approved by the Architectural Review Board, not to exceed 120 days.

VOTE: 4 - 0.

RESULT: This application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


Eugenia M Martin, ASLA
Landscape Architect

with this particular study, and then have strategies for dealing with the implementation and economical feasibility challenges.

Tom Currie asked if there was an office for this corridor study. Ms. Ott said there was not; however, it was being managed by the City Manager's office, specifically by Terry Foegler, City Manager as the project executive.

Denise King thanked them for meeting with the Historic Dublin Homeowners Association and said it was much appreciated. She said since she could not convince them to include it the Scope of Services, she wanted Mr. Carlson to know that there was a real fervor on South Riverview Street to remain residential. She said in terms of the study sketched this evening, she thought there were a lot of good things going on, but maybe one thing too many. She asked if they really wanted to include in this study the workforce issues because it seemed to her that it would be more appropriate City-wide, just because you would want to capture the Tuttle's, and the area beyond I-270 and where there is office use as well.

Ms. Ott said that was a good point. She said they had considered the phasing of this project, but it has not been finalized. However, it was 'where do we start' as well, so they will carry that message back as things are still being revised to consider further. She said a challenge was that they were hearing more and more that the housing preference of workers does not necessarily match what we currently may have in our community. Ms. Ott said that is one area that they are going to explore as part of this study. She said in the corridor, there are also some major employers who are part of this discussion, and they want to gauge that component as well.

Ms. King said that was all the more reason to make that facet City-wide so that the solution can be City-wide rather than just in the one corridor. Ms. Ott agreed to follow up on Ms. King's suggestion.

Carl Karrer asked if the scope of this project embraced what he believed was discussed fairly recently as developing Historic Dublin as a town center. He said he got the impression that they were looking at the area which embraces Historic Dublin, plus a slightly larger periphery, to be considered for development as a live, work and play town center concept.

Ms. Ott said part of the study would evaluate the role of the historic area, and what other development opportunities is appropriate and reasonable within the District that can accomplish that, but still maintain the integrity of the area. She said it was not nailed down hard tight at this time, but that was what they were looking towards.

Mr. Souders swore in those wishing to speak on any of the cases tonight, including the applicants, Christine Cochran, of Cookies by Design, and Jeffrey Bolyard, 80 Franklin Street, and City representatives.

**1. Cookies by Design
09-040ARB**

**48 South High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of two signs for a new business. She said the 0.25-acre site is located on the east side of South High Street, on the southwest side

of Spring Hill. She said to the northwest, are Town Center I and II and the Bridge and High Development, and to the east are single-family residences and the Scioto River. She said the *Historic Dublin Design Guidelines* state: *A business is only permitted one sign unless they have the second entrance to the rear of the business. The second sign cannot be visible from the public right-of-way, which fronts the building.* Ms. Martin said the applicant is proposing a sign at the main entry, off of South High Street, and a second sign at the rear of the building off of the parking lot as indicated.

Ms. Martin said on May 23, 2001, the Board approved signs for a business located in the building and at that meeting, the Board requested that Planning work with the applicant on a comprehensive tenant sign package that would be submitted with any future sign applications. She said on January 24, 2007, the Board approved a six-square-foot, multi-tenant projecting sign for the building with a condition for the multi-tenant sign that existing signs be removed or relocated to meet Code prior to installation of the new sign.

Ms. Martin said the applicant is proposing a window sign in lieu of a sign panel on the multi-tenant projecting sign at the main entry. She said the multi-tenant projecting sign will remain in place as identification for other tenants in the building. Ms. Martin presented photographs showing the main entry and two bay windows for the tenant's space. She said the proposed window sign is 1.2-square-foot in size and will be located in the middle of the south bay window, and the size of the proposed sign complies with the maximum window sign area permitted by the *Guidelines*. She said the applicant had provided two options of material for the window sign, real 22K gold leaf or metallic gold vinyl. She said both materials meet the requirements of the *Guidelines*, however Planning is recommending the use of the 22K gold leaf to be more historically accurate to the structure and the character of the district. Ms. Martin said the proposed fonts are similar to the Cooper and Script fonts, both of which are fonts that the *Guidelines* list as appropriate for signs in the District.

Ms. Martin said the second sign the applicant is proposing is 1.5-square-foot and will be attached to the siding on the rear of the building, directly under an existing sign panel. She said the proposed sign complies with the *Guidelines*' permitted maximum area and is not visible from the right-of-way. She said the applicant is proposing to use either a 1.5-inch high-density urethane or redwood as the material for the sign. Ms. Martin said either material meets the requirements of the *Guidelines* and are consistent with the previously approved signs in the District.

Ms. Martin said the applicant has provided three options for the proposed color palette for the rear entry. She said Option A consists of the carved-away area of the sign painted black and the main text and accents in cream. She said the border and graphics background portion of the sign will be burgundy. Ms. Martin said Option B consists of a carved-away area of the sign, the main accents in burgundy, the graphics portion of the sign in cream, and the border in gold. She said Option C consists of the carved-away area of the sign, the main text and accents in black, the graphics background portion of the sign in white and the border in gold. She said the three proposed color palette options are consistent with the *Historic Dublin Design Guidelines*. Ms. Martin said that Planning recommends that the applicant utilize Option C to provide a cohesive tie to the proposed window sign.

Ms. Martin said the proposed window sign meets the permitted area of window signs as identified in the *Historic Dublin Design Guidelines*, and is historically accurate to the building

and the District. She said the proposed wall sign at the rear of the building is appropriate in size and fits with the other sign at the rear entry. She said both signs are pedestrian in scale, easily readable, and effectively communicate the business. Ms. Martin said it was Planning's opinion that the intent of the *Historic Dublin Design Guidelines* have been met by the proposed application and recommends approval of this request with three conditions:

- 1) The proposed window sign be constructed with 22K gold leaf;
- 2) Option C color palette be utilized for the wall sign at the rear entrance; and
- 3) That a sign permit be obtained prior to installation.

Mr. Souders asked what was above the proposed rear sign. Ms. Martin said it was an existing plaque on the building that identified the other tenants in the space. She said that all of the tenants listed use the same parking lot door.

Ms. King noticed a Hair Smiths' rear wall sign underneath the light and suggested it was pre-existing before the plaque idea. Mr. Souders confirmed that was a third sign.

Mr. Souders noted that there was a comprehensive sign package for the front, of which all of the tenants shared, and a tenant had moved out and there is a new tenant that did not want to be part of the agreement any longer.

Ms. Martin explained that from what she understood through the research of the history, there was supposed to be a proposed sign package which she understood was this multi-tenant sign, but not all of the tenants are listed on that sign package. She said Allstate and General Dentistry were listed. She said not all the building tenants were listed.

Mr. Souders asked if the businesses listed on the rear sign were pre-existing tenants or any new businesses added to the multi-tenant sign since it was installed. He asked if those building tenants not listed chose not to participate in the multi-tenant sign.

Ms. Martin said she was unaware of any decisions made by new tenants.

Mr. Souders said essentially, there were two signs and locations on the front some existing tenants' signs that are not participating in the sign package, and some that are. He thought one of the two signs were non-conforming.

Jennifer Rauch said they were not non-conforming, it was just that those tenants were not advertising on the multi-tenant sign.

Mr. Souders asked if the tenants did not have their businesses advertised on the multi-tenant sign, did they have signs located elsewhere. Ms. Martin said the Hair Smiths actually had a sign on the front of the building, to the left of the main shared doorway.

Ms. Rauch clarified that a business was not allowed to have two signs on the front of their building, and said Cookies by Design, for instance, could not have a plaque on the multi-tenant sign and a window sign on the front.

Mr. Souders said he understood the ordinance for the multi-tenant sign was to replace the individual sign.

Ms. Rauch said it was for the Sweet Ideas tenant, along with Allstate, and the General Dentistry businesses were included on the multi-tenant sign, whereas the hair salon already had an existing sign, so they probably were not part of that multi-tenant package.

Mr. Souders said he read it was that the multi-tenant sign was to replace all other signs. He asked if that was a fair interpretation or was it over-reaching.

Ms. Rauch said in this instance, she did not think that was how it was meant to be interpreted. She said she thought for Allstate, General Dentistry, and Sweet Ideas, the multi-tenant sign is considered their one sign, whereas the hair salon has a different sign for their particular tenant space. She said this was not replacing that sign.

Mr. Souders asked if when the original ordinance passed, was the intent of the ordinance for all of the tenants to join onto this multi-tenant sign.

Ms. Martin said the *Guidelines* state, *For any buildings or premises occupied by two or more occupants or uses, a total sign plan must be submitted.* She said she thought the intent is to have a total sign plan. She said the sign plan does not necessarily mean that everybody has to be on the same projecting sign, it just means that you have to have some sort of plan indicating where signs are permitted and where they may not be located. Ms. Martin said that the challenge looking through the available history was that it did not specifically state that. She said it did not speak to other areas where signs may be permitted on this building.

Amy Kramb said she took it to mean that was an available option for the tenant. She pointed out that the upstairs tenants were listed on the sign. She said maybe they felt that was what they need for their visibility. She said she would not want to guess since everyone needed to know that information was not present.

Tom Currie asked if Cookies by Design wanted to use a picture with the Allstate sign. Ms. Martin said Cookies by Design did not want to have anything else on the sign.

Ms. King said the bottom line was, does the proposed sign meet the requirements of the Code and the *Historic Dublin Design Guidelines*, and she was satisfied that it did.

Mr. Souders said normally, when a building is approved, a combination of window signs and projection signs are not approved, it is usually one or the other. He said in this case, there are both types of signs. He pointed out that Town Center I and II had comprehensive sign packages that included the type and location for signs. He asked if a comprehensive sign package was put together or approved. He asked if Planning had information on the intent of the wall hung sign to replace all the signs.

Ms. Rauch said she thought it fair to say that the intent was that these tenants all be located on this projecting sign. She said it would be in the Board's discretion tonight to say that they wanted this particular applicant to comply with that projecting requirement if they see that fit.

Mr. Souders said there was not enough information to rule one way or the other. He said he did not have a problem with this as proposed, but he did not want to violate the intent. Mr. Souders said regarding the rear sign, he had a hard time with three completely different signs. He said he personally could not approve that part of this proposal. He said it should be comprehensive with all the tenants on a single board for a uniform look, not one above another and one below it. He said the signs would keep growing. He recommended that all the signs in the rear had to come down and one go back up with all the building tenants on it.

Ms. Rauch said that Planning could investigate to see if there is room for Cookies by Design to have a space on that sign.

Mr. Souders said he did not know if all the signs had been approved by the Board. Ms. Martin agreed to investigate into that and come back with a history on that.

Mr. Currie said he agreed that in the rear, the existing signs were kind of hodgepodge and they should be consolidated with what is proposed.

Mr. Karrer agreed that the sign should be a composite of all tenants. He said this was one of the larger multi-tenant buildings, and even though recent cases have dealt with an agreement for the entire building, he thought that the nature of that agreement is not unreasonable. He said he agreed with having either the window sign or the plaque sign for individual owners.

Ms. Martin said regarding the rear sign and having all the businesses on the same panel, since the owner of the building was not present, may be something that the applicant cannot necessarily agree to. She suggested if that was the direction the Board would like to move into, researching into having all the tenants on the same sign panel at the rear entry of the building, then maybe the applicant would be amenable to withdrawing that part of the request and come back at a later date after the property owner is on board.

Christine Cochran, the applicant/owner said she planned to open Cookies by Design next week and she had hoped to get the window sign approved because she thought the visibility will be much better for the business when you walk along the street. She said she had no problem with the rear sign, but she did not know how to get the others on board to participate in the cost of a new sign, because she was sure they were perfectly happy with what they had now.

Ms. King welcomed Ms. Cochran and her new business to South High Street. She said if Planning can work with the building owner, it would be a matter of adding plaques that can be changed as businesses move in and out. She said the entire sign did not have to be redone, just new elements would need to be added, Cookies by Design and presumably the Hair Smith and whatever businesses are in the building that are not already on the sign.

Mr. Souders said since it would affect Ms. Cochran monetarily, he had no problem with a temporary sign in the rear until something could be worked out. Ms. Cochran said she would like customers to know that they were at the right building and agreed to put up an inexpensive temporary sign with the same design. Mr. Souders suggested she contact Planning to work things out.

Mr. Currie agreed that a temporary sign would work until the research is done. He said in his opinion regarding the color, it should be left up to the applicant because they were all fine. Ms. Cochran said that Option C color palette was her preference.

Motion and Vote

William Souders made a motion to accept the design as indicated for the front window and to allow a temporary sign to match the design that is currently proposed, at whatever price level that the tenant is willing to do, and go with Planning's recommendation, as well as the owner's leanings towards Option C color palette. He said the goal is for Planning to coordinate with the building owner for a comprehensive sign on the rear that everyone can participate in.

Mr. Souders asked how long Planning thought it would to get this on board.

Ms. Martin said it would take at least 90 days.

Mr. Souders said 120 days.

Ms. King added to Mr. Souders motion, that the size of the front window sign meets the *Historic Dublin Design Guidelines*. Ms. Martin and Ms. Rauch confirmed that it did.

Ms. Cochran asked if the Board preferred the 24K gold leaf or the metallic gold vinyl because of the similar look and price difference. She said the 24K gold leaf was about double the price of the metallic gold vinyl.

Ms. Martin said the 24K gold leaf was more historically accurate. She said due to the era of the building, they would not have metallic gold vinyl, but other materials may be approved by the Board if they deem them acceptable.

Mr. Karrer said he thought requiring the 24K gold leaf was excessive. Mr. Currie and Ms. King agreed that the Gold leaf was excessive.

Ms. King suggested there may be a gold paint that would be a reasonable substitute.

Mr. Souders said if either the gold leaf or the metallic gold vinyl met the *Guidelines*, he was fine with either.

Ms. Martin suggested a modification be made to Condition 1 as far as the proposed window sign be constructed with the metallic gold vinyl. She suggested a Condition be added: A temporary sign be permitted on the rear of the building until approval of a comprehensive sign plan is approved by the Board, not to exceed 120 days.

Ms. Cochran agreed to the conditions as listed below:

- 1) The proposed window sign be constructed with metallic gold vinyl;
- 2) That a sign permit be obtained prior to installation; and
- 3) A temporary sign be permitted on the rear of the building until approval of a comprehensive sign is approved by the Architectural Review Board, not to exceed 120 days.

Tom Currie seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Karrer, Mr. Souders, yes; and Ms. King, yes. (Motion approved 4 – 0.)

2. Bolyard Residence
08-024 ARB

60 Franklin Street
Site Modification

Eugenia Martin presented this request for review and approval of site improvements and associated building materials to construct retaining walls and steps at the rear of an existing single-family home. She said this application was first heard at the April 23, 2008 Board meeting. She said at that time, Planning had recommended that the applicant use stone in lieu of the proposed wood for the retaining walls. Ms. Martin said during that discussion, the Board recommended the applicant explore site grading options that would eliminate the need for the retaining walls. She said the applicant requested a tabling to explore these options, due to the discussions. Ms. Martin said subsequently, the applicant has determined that the use of retaining walls, steps, and associated site grading was necessary. She said there was a misunderstanding by the applicant on case procedure and did not know that the case would have to come before the Board since stone was recommended in lieu of the previously approved wood. Ms. Martin said therefore, the stone wall, steps and site grading have been completed. Ms. Martin said tonight is the finalization of the process so that the case may be closed with a vote.

Ms. Martin said the 0.38-acre site is located on the east side of Franklin Street, south of the intersection with Sells Alley. She said West Bridge Street is located to the north of the site, the Scioto River to the east, and Dublin Cemetery is located to the west. She said the 72-foot by 215-foot lot contains a single-story, ranch-style house built in 1960 and a one-car garage located to the rear that is accessed from Mill Lane. Ms. Martin said the rear of the site slopes down four feet to the east before leveling out. She said there is an existing patio above the garage with steps down to the north side to an existing at-grade concrete patio that is to remain. She said an existing stone retaining wall extends one-third of the way along the north side of the driveway. She presented a plan showing the retaining walls that are part of this application.

Ms. Martin said the modifications include two, 20-inch high stone retaining walls and two sets of stone steps located within the areas highlighted on the plan. She said the existing 200-square-foot at grade patio is incorporated into the upper tier. She said the lower tier will contain grass and planting beds. Ms. Martin said the existing stone retaining wall on the driveway is to remain and the lower retaining wall is to tie into it.

Ms. Martin explained that the building material for the retaining walls and steps is stone that has been reclaimed on the site and is compatible with the color of the stone on the house. She said the *Historic Dublin Design Guidelines* encourages building materials from their time, and Code states that non-plant materials shall be of a type associated with the era in which the structure was originally built. Ms. Martin said stone walls are consistent with the overall architectural character of the area and meets the intent of the *Guidelines* as well as provide an architectural continuity. She said it was Planning's opinion that intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and recommends approval of this request with no conditions. Ms. Martin said the applicant/owner, Jeffrey Bolyard was present for any questions.

Motion and Vote



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 24, 2007

CITY OF DUBLIN.

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

- 1. Architectural Review Board 06-157ARB – 48 South High Street – Sign**
Location: 0.25-acre lot located at the southeast corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of a six-square-foot multi-tenant sign.
Proposed Use: A 5,000-square-foot office and retail building.
Applicant: Robert Cummins, 2020 Roundwyck Lane, Powell, Ohio 43065; represented by Tad Lamb, 1640 Harmon Avenue, Columbus, Ohio 43223.
Staff Contact: Joanne Ochal, Planner.
Contact Information: (614) 410-4683/jochal@dublin.oh.us.

MOTION: Kevin Bales moved to approve this application with the following four conditions, and Clayton Bryan seconded.

- 1) That the existing signs be removed or relocated to meet the Code prior to installation of the new sign;
- 2) That the all paint be matte finish and historic colors;
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation; and
- 4) That a sign panel matching this approved sign containing the text *For Lease* in Calson Bold font be installed if a tenant moves.

* Tad Lamb agreed to the above conditions.

VOTE: 5-0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Abstain

STAFF CERTIFICATION


Joanne Ochal, Planner

09-040ARB
Architectural Review Board
Cookies by Design Sign
48 South High Street

1. Architectural Review Board 06-157ARB – 48 South High Street – Sign

Mr. Holton swore in the applicant's representative for this case, Tad Lamb, 1640 Harmon Avenue, Columbus, Ohio.

Joanne Ochal presented this case which was a request for review and approval of a multi-tenant projection sign. She said the 0.25-acre site is located on the southeast corner of Springhill and South High Street. The site is located in the northern portion of the building at 48 South High Street which contains three businesses.

Ms. Ochal said the applicant is proposing to install a six-square-foot projection sign located nine feet above grade. She said it will contain three brown tenant panels, each of which will have a gold outline and white lettering with brown brackets. She said all the fonts are similar to those in the *Guidelines*. Ms. Ochal presented a slide which listed the review criteria to be considered by the Board when considering the sign. She said Planning recommends approval of this application as the sign does meet the intent of the *Guidelines* and Code, and continues the pedestrian scale of the District with the following three conditions:

- 1) That the existing signs be removed or relocated to meet the Code prior to installation of the new sign;
- 2) That the all paint be matte finish and historic colors; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Mr. Bryan asked if the sign panels could individually be detached.

Mr. Lamb said the main core had three panels on each side. He said if a tenant moved, just their panel would be removed. He said the panels would be screwed to the main core panel which was about two inches thick. He pointed out that the existing signs will be removed.

Mr. Bryan said he did not like to see signs with blank tenant spaces because it looked as though something was not occupied.

Mr. Lamb said there could be leasing information instead of the blank panel.

Mr. Bryan noted that Planning had approved the font, saying it was similar to those in the *Guidelines*. He asked which of the 134 approved fonts in the *Guidelines* Planning felt was close to the one proposed. He said it was either redundant or useless for the Board to have input on the lettering, if in fact the City is going to choose whether or not something is relatively close or they are going to make this arbitrary decision that it is close enough, and then recommend the Board approve it. He said it did not seem right.

Ms. Ochal explained that when the applications are submitted with a typical logo or trademark for the business, Planning understands how important that they have it on their sign for recognition of their business. She said Planning usually looks at the approved fonts and tries to find one similar to it. She said Planning looked at the "Sweet Ideas" font, the Curlz MT font, which is similar to the Americana Bold and Alfreda, respectively. She located these fonts in the *Guidelines* for the Board members to see. She said Planning looked at individual letters and tried to find something close to them. Ms. Ochal referred to the Americana Bold font on page 114, and said the A's there similar to what is being proposed. She said the other, the Alfreda font on page 116, the swirliness of the A and S's and T's were similar to the proposed font.

Mr. Bryan said he was concerned about how the Board goes about deciding whether or not something is warranted.

Mr. Holton said the Board had a similar question with the “Blankets and Booties” sign.

Ms. Ochal said that was one where Planning looked for a similar approved font because it also was their logo.

Mr. Bryan said he was concerned about the way things are presented in this case and this being the new standard that is going to be used. He said that being the case, the Board was not getting an absolute directive, but it was like it had been approved coming to the Board. He said that was what triggered him looking at it a lot closer and rely on Planning to do what they want as far fonts and lettering, then the Board decides whether or not colors are appropriate.

Mr. Holton asked Mr. Bryan if he had an objection to the font itself or the fact that they had the *Guidelines* and this font did not match it.

Mr. Bryan said it was that it did not match the *Guidelines*, that they are receiving it in a different manner now, whereas it is almost pre-approved, and that it reminded him much more of an early 70s font. He said he did not think the font was appropriate or inappropriate.

Ms. Ochal explained why the Planning Report format had been changed. She said Planning examined the *Guidelines* and wanted the Board to be aware how they made their decision and recommendation to the Board. She said in previous Planning reports, *Guidelines* were pointed out and then the Board was told if the *Guidelines* were met.

Mr. Gunderman said as long as the Board finds something within the *Guidelines* that they feel is a reason for them to deal with a certain subject, he felt they were free to do that. He said Planning is trying to utilize the sections that they think are most appropriate in the *Guidelines*.

Mr. Bryan said he had no qualm with the way the case was being presented, it just seemed slightly different than before.

Mr. Bales said ultimately, they are dealing with aesthetics, texture, and application and how it works within the District. He said with the Nationwide sign, there were similar issues. Mr. Bales noted that there are pre-approved fonts that are more of guide for the District for sign companies to base their designs upon. He said the Board has some latitude when addressing contemporary signs with font style and color. He said the *Guidelines* are there to help the Board to determine the appropriateness to the District. He said roofing tended to be a topic a lot, and they are not limited to materials in the *Guidelines*. He said in this case, “Sweet Ideas” is a little more curly-cue and more contemporary, but then they are dealing with a sign size, color, and texture that would not have the impact if it were much larger. He said there will only be similarities in fonts because there are thousands of fonts, but it is ultimately the Board’s obligation is to look at the best interest of the District. He said this proposed sign met generally with the Dublin’s zoning codes and regulations. However, the font needed to be decided if it was appropriate for this District.

Mr. Holton said there was a period in history where hand-painted script signs were seen, however it is not customly seen now. He surmised that the Board members thought the overall

sign text, aside from the font was okay. He said since they had a similar problem with Allstate as they did with Nationwide, where the logo could not be changed and the font style was not addressed in the *Guidelines*, they would have to determine if it is appropriate for the District.

Mr. Gunderman pointed out that page 110 of the *Guidelines*, under Section 5 - Design - Item 5.06, specifically dealt with logos and illustrations. He said he thought the argument that Planning would make is that the logo portion conforms to the color and design of the *Guidelines* in this section. He said in reviewing Sections 5.01 through 5.04, the argument can be made that it does follow the *Guidelines*. He said it was only Section 5.05 - Lettering, which he thought was an issue. Mr. Gunderman said he thought it was really a finding that Mr. Holton was saying if approved, it would be saying that it does conform to the other characteristics in the Code, and therefore is potentially approvable on that basis.

Ms. Kick interjected, and recused herself because she knew the owner and assisted her in acquiring the space. She said Sweet Ideas has been the name of the business, and the text and font had been the same for at least 1½ years.

Mr. Bryan said Section 5.06 in the *Guidelines* clarifies that just because a recognized logo is proposed; it does not justify its approval.

Ms. Ochal said sign review was strictly an Architectural Review Board issue.

Mr. Bryan clarified that Planning is who writes the report and makes the recommendation to the Board.

Mr. Bales noted that "Allstate" was a registered trademark and it was obviously part of their logo also on this application. He said he had no problem with that because they all had the same basic overall sign and color. He added he had no problem with some individualization, especially at this scale.

Mr. Lamb said the three distinct letters actually act as a visual separation also. He said they could easily be separated out because they are quite different. He said that was more of a plus than a negative.

Mr. Holton asked if the borders could be made slightly stronger.

Mr. Lamb agreed that "Allstate" was prominent on the sign. He said the other businesses in the building will identify their location as being in with Allstate.

Mr. Holton asked if there were any changes to the conditions.

Ms. Kick asked about the color samples indicated the finish proposed.

Mr. Lamb said all the colors would have a matte finish.

Ms. Ochal said the color samples did not indicate the actual matte finish.

Mr. Bryan asked if the samples were of the actual material to be used on the sign.

Mr. Lamb said they were just color representations of the paint proposed.

Ms. Ochal asked if there needed to be a condition regarding the vacant tenant signs.

Mr. Holton said if someone moved out, they wanted the ability to put a panel with leasing information.

Mr. Lamb said they would actually make the panel at the same time as the rest of the panels and have them available for replacement.

Mr. Holton suggested that it be added as a condition.

Mr. Bryan asked if there was anything in the Code regarding how long after a business left a sign should be removed.

Mr. Lamb said the "For Lease" signs would be left with the building landlord who would be responsible for the replacement.

Mr. Bales asked how it would be monitored.
Mr. Gunderman said that it was difficult to do.

Mr. Lamb suggested it would be self regulated; the landlord would be anxious to get another tenant.

Mr. Bales added that whatever replacement sign went up, it would have to be reviewed and approved by the Board. He said it did not benefit anyone by putting a criteria on this at all.

Ms. Kick suggested that the replacement panel come back for review.

Ms. Ochal asked for clarification that the replacement panel for the new tenant or the "For Lease" panel should come back for review and approval.

Mr. Bales clarified that the "For Lease" replacement panel should come back to the Board. Ms. Kick agreed.

Mr. Holton asked if instead, they could just at this point, agree to a font.

Ms. Ochal suggested that be done instead of having the "For Lease" panel coming back to the Board.

Mr. Holton asked for a suggested font for the "For Lease" panel.

Mr. Bryan suggested it be reversed to a white background with brown lettering.

Mr. Lamb suggested a Calson Bold font as shown on page 14 of the *Guidelines*. He said it could be reversed, however the gold would be lost against the white.

Mr. Bryan said to leave the "For Lease" replacement panels with the color scheme of the others reversed with a Calson Bold font.

Mr. Holton asked what the text would be.

Mr. Lamb suggested "For Lease" and the phone number.

Mr. Holton asked if that was satisfactory. [The Board members indicated it was okay.]

Mr. Gunderman answered the question regarding abandoned signs. He said the Code Enforcement Officers can take action with an existing sign on an abandoned business once the business is no longer in operation for 90 days.

Ms. Ochal suggested that Condition 4 be: That sign panels with a Calson Bold font with the text: "For Lease" matching the approved panels be installed if a tenant moves out of the building.

Motion and Vote:

Mr. Bales moved to approve this application with four conditions as listed below.

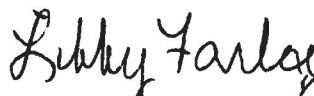
Mr. Lamb agreed to the following four conditions:

- 1) That the existing signs be removed or relocated to meet the Code prior to installation of the new sign;
- 2) That the all paint be matte finish and historic colors;
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation; and
- 4) That a sign panel matching this approved sign containing the text "For Lease" in Calson Bold font be installed if a tenant moves.

Clayton Bryan seconded Mr. Bales' motion to approve, and the vote was as follows: Mr. Holton, yes; Mr. Bales, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 5-0.)

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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ARCHITECTURAL REVIEW BOARD BOARD ORDER

May 23, 2001

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

4. **Architectural Review Board 01-044ARB – Eloquence by Annmarie – 48 South High Street**
Location: 0.25-acre located at the southeast corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of proposed signage.
Proposed Use: Food catering company.
Applicant: Ray Michael, LTD., 2020 Rounduyck Lane, Powell, Ohio 43065; represented by Annmarie Cannan, 5394 Roscommon Road, Dublin, Ohio 43017.
Staff Contact: Corey Theuerkauf, Planner.

MOTION: To approve this application with five conditions:

- 1) That the proposed signage utilize the same size and rounded corners as the dental sign for an integrated appearance;
- 2) That an approved text style be utilized for "Catering" and "New York Style Deli & Cheesecake," to the satisfaction of staff;
- 3) That any future lighting be brought back to the Architectural Review Board for consideration;
- 4) That a sign permit be obtained from the Division of Planning prior to installation;
- 5) That the same coarse as the existing sign be used, but inverted on the proposed sign.

*Annmarie Cannan agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The application was approved. The Board moved to request that staff inform the property owner that a comprehensive tenant sign package must be submitted for any future sign applications for the multi-tenant building. The Board also requested that staff encourage the owner to maintain and paint the existing sign and post.

RECORDED VOTES:

Janet Axene	Absent
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION


Corey Theuerkauf
Planner

09-040ARB
Architectural Review Board
Cookies by Design Sign
48 South High Street

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2555-1		2.County FRA		4.Present Name(s)		☒ CODED ☐ CODED		FRA - 2555-1	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) P. R. Sands Property					FRANKLIN
Roll No. Picture No.(s) 1 9									
6.Specific Address or Location 48-52 South High Street				16. Thematic Association(s) comercial, architecture/19c		28. No. of Stories 2		P.R. SANDS PROPERTY	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1850		29. Basement? ☒ Yes ☐ No			
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular ☐ High Style ☐ Elements		30. Foundation Material stone			
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction wood frame			
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal			
				19a. Design Sources		33. No. of Bays Front 8 Side 3			
				20. Contractor or Builder		34. Exterior Wall Material(s) wood flush horiz.			
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319870 4440620 Zone Easting Northing				22. Original Use, if apparent commercial		35. Plan Shape irreg.			48-52 S. HIGH ST.
10. ☐ Site ☒ Building ☐ Structure ☐ Object				23. Present Use commercial		36. Changes ☒ Addition ☐ Altered ☐ Moved (Explain in #42)			
11. On National Register? Yes				24. Ownership ☐ Public ☒ Private		37. Window Types ☐ 6 over 6 ☐ 4 over 4 ☐ 2 over 2 ☒ Other			
12. N.R. Potential?				25. Owner's Name & Address, if known		38. Building Dimensions			
13. Part of Estab. Hist. Dist? Yes				26. Property Acreage		39. Endangered? No By What?			
14. District Potential?				27. Other Surveys in Which Included National Register 4/79		40. Chimney Placement off center/ridge			
15. Name of Established District (N.R. or Local) Dublin H.D. (local)						41. Distance from and Frontage on Road 15' 75'			
42. Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This property consists of two adjacent buildings. The north building measures 3 by 3 bays with two-over-two windows, projecting storefront bays, an end/interior chimney and a one story gabled addition at the rear. The southern building measures 5 by 3 bays with one-over-one windows and a two-story addition. Siding materials for the buildings include horizontal flush and wood shingle.						 PHOTO			
43. History and Significance (Continue on reverse if necessary) An 1856 map indicates a store on this property. In 1872, the property was owned by P.R. Sands. According to local historians, a grocery store was located here for at least 75 years.						46. Prepared by Bassett/Dub.His.Soc			
44. Description of Environment and Outbuildings (See #52) Located close to the street with a brick sidewalk in front.						47. Organization BDR&C			
45. Sources of Information OHI 8/76; Atlas maps of Franklin County, 1856 and 1872; Dublin Historical Society						48. Date Recorded in Field 8/76			
						49. Revised by N Recchie			
						50. Date Revised 3/03			
						50b. Reviewed by			

Parcel	273-000087	Address	48-52 S High St	OHI FRA-2555-1
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Year Built: Ca.1850	Map No: 116	Photo No: 1847-1849 (7/10/16)
Theme: Domestic/commercial	Historic Use: Commercial	Present Use: Commercial
Style: Vernacular	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Shiplap/wood shingle	Symmetry: No
Stories: 2	Front Bays: 8	Side Bays: -
Porch: Inset entries sheltered by awnings	Chimney: 2, Interior, one on ridge near north side, one on ridge near south side	Windows: 2-over-2 wood sash/double-hung replacements

Description: The commercial building has an irregular footprint, formed by a two-story side-gable core and expanded by multiple additions on the east (rear) elevation. The original building has a stone foundation, a standing-seam metal roof, and is divided into two distinct parts by address. The north section of the building is 48 S High St. Its exterior is clad in wood shingle and has a façade divided into three fenestration bays, with the front entry at the southern bay. Adjacent first story windows are canted oriels, and second story windows are two-over-two wood sashes. The south building section is 52 S High St. Its exterior is clad in shiplap. The first story is a glazed storefront with two recessed entrances. The second story is five fenestration bays, each with double-hung replacement windows.

Setting: The building is located on the southeast corner of S High St and Spring Hill Ln in the old village core of Dublin. A parking lot encircled by a stone wall is behind the building.

Condition: Good

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

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

Historical Significance: The building is listed as a contributing to NRHP-listed Dublin High Street Historic District. It is recommended contributing to the City of Dublin's local Historic Dublin district and to the 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: P. R. Sands Property



48-52 S High St, looking southeast



48-52 S High St, looking southwest