

DETERMINATION

2. BSD HC – Gerber & Mitchell, LLC 16-004ARB-MPR

109 S. High Street Minor Project Review

Nicki Martin said this is a request for the installation of a new projecting sign and new directory sign for an existing building on the west side of S. High Street at the intersection with Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G), 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin stated a Minor Project was proposed at the ART meeting on January 14, 2015, but has been amended for signs proposed versus the architectural modifications formerly requested. She reported the applicant plans to paint the main building and accessory structure the existing color scheme, replace light fixtures, and replace plant material, which is considered maintenance and does not require action from the ART or the Architectural Review Board. She indicated it is appropriate to maintain the existing character of the structure by preserving the color scheme and detailing that make the structure unique to the District. Ms. Martin said three signs are permitted per Code but the applicant is requesting just one projecting sign and one directory sign plaque, which match the size and shape of the existing signs. She indicated the sign design is respectful to the period of the structure built in 1842 and complements the simple vernacular architecture with a stone foundation, wood siding, and a metal roof.

She described the proposed colors as Amber Slate for the background panel and Capital White for copy and trim. She said the signs will replace the current signs in the same locations. Based upon that, she said the application meets Code for size, color, location, and height but requested the applicant provide updated plans to confirm the sign placement distance from the door.

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

- 1) That the plans be updated prior to sign permitting to reflect correct colors and that the sign location and sign mounting height meet Code.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the meeting on January 27th.



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 14, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Matt Earman, Parks and Recreational Department Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Tim Hosterman, Police Sergeant; and Laura Ball, Landscape Architect.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Nicki Martin, Planning Assistant; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Tim Mitchell, Gerber & Mitchell, LLC (Case 1).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the January 7, 2016, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTION

**1. BSD HC – Gerber & Mitchell, LLC
16-004ARB-MPR**

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

Nicki Martin said this is a request for modifications to building, trim, and door colors and the installation of new shutters and light fixtures for an existing building and outbuilding on the west side of S. High Street at the intersection with Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066(G), 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the existing bright red building previously occupied by State Bank. She said the building was built in 1850 with simple architectural character. She said the proposal includes painting the exterior body of the primary structure as well as the accessory structure that provides additional office space. She said the body of the structures are proposed to be painted a muted beige, the trim a lighter cream, the door red, and the proposed new shutters a mossy-gray, green.

Ms. Martin said Staff compared the past case history to the *Historic Dublin Design Guidelines* and found that since the structure has been this color since the 1990s, they suggest a color scheme closer to what is recommended in the *Guidelines*. She indicated some colors are more appropriate than others, depending upon a building's age, style, and setting. She said the *Guidelines* state early and mid-19th century buildings often were painted white, but fairly bright colors such as red, blue, yellow, dark green and even orange were used, sometimes as body colors for buildings and sometimes as trim. She noted the applicant's proposed color palette does not meet what is stated in the *Guidelines*. She said the shutters were not addressed in the *Guidelines*.

Jennifer Rauch reported that Staff looked at other historic structures in the area for comparison and the decisions about renovations have been very consistent.

Jeff Tyler stated this structure is an OHI "I-House", which was named for the common occurrence in the rural farm areas of **I**ndiana, **I**llinois, and **I**owa but was also common in Ohio as a version of the Federal

style. He said vernacular buildings do not have a lot of detail or height. He restated that the proposed colors came after the period this house was built and are not consistent with that era. He suggested the applicant consider choosing colors based on research into a building's original paint colors by chipping or scraping down through paint layers to expose earlier colors. He said if original colors cannot be discovered or are unacceptable, then alternate colors chosen according to the time-period colors recommended in the *Guidelines* should be considered. He noted with historic structures in Dublin, the *Guidelines* are used. He cautioned the applicant about adding shutters. The *Historic Dublin Design Guidelines* state "each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." He suggested the applicant provide evidence showing shutters as a part of this building.

Vince Papsidero asked if there were photographic records available for this property.

Mr. Tyler said evidence of hardware would also demonstrate that there were shutters at one time.

Tim Mitchell, Gerber & Mitchell, LLC, indicated shutters were proposed to add dimension to the building but indicated the spacing between the windows and door varied.

Mr. Papsidero asked the applicant what his perspective was on paint color.

Mr. Mitchell said they liked the proposed colors and found them similarly in the Historic District. He said they consulted a designer who provided eight different color palettes and this is the one they liked best. He said his business partner used to paint barns for many years while in school so he is tired of barn red.

Ms. Rauch said Staff has contacted a consultant to provide feedback on the proposal.

Mr. Tyler indicated there might be other consultants that could look at the structure as well.

Ms. Rauch said in order to stay with the original timeline to go before the Architectural Review Board January 27, 2015, Staff would need to see revisions to this application by the beginning of next week. She said otherwise this application could be pushed into February. Mr. Mitchell indicated the applicant was not in a hurry as painting could not be accomplished in this weather anyway.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

DETERMINATION

2. Verizon Wireless Co-Location 15-127ARTW

6452 Shier Rings Road Administrative Review – Wireless

Marie Downie said this is a request to replace 12 existing panel antennas, 3 existing radio heads with 9 new radio heads, and install a new distribution box and hybrid cable to an existing wireless facility on Shier Rings Road, west of the intersection with Avery Road. She 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.

Ms. Downie added the proposal does not include any ground modifications. She explained Chapter 99 requires the height of wireless communication facility towers to be no higher than 120 feet as measured from grade at the base of the tower, unless a higher tower is required by conditions present in the vicinity that require a taller structure in order to function and remain stealth. She said the existing monopole is 130 feet in height from grade level and due to the existing conditions, the proposed panel