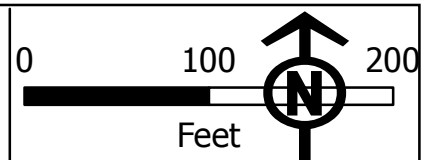


17-030MSP
 Master Sign Plan
 Johnson's Real Ice Cream
 55 West Bridge Street





RECORD OF DETERMINATION

Administrative Review Team

Thursday, April 20, 2017

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

3. BSD HC – Johnson’s Real Ice Cream 17-030ARB-MSP **55 West Bridge Street Master Sign Plan**

Proposal: A Master Sign Plan for Johnson’s Real Ice Cream including one Blade sign and one Awning sign. The site is on the south side of West Bridge Street, approximately 100 feet east of the intersection with Franklin Street.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Matt Wilcoxon, Johnson’s Real Ice Cream

Planning Contact: Logan M. Stang, Planner I & Cameron Roberts, Planning Assistant; (614) 410-4652, lstang@dublin.oh.us or (614) 410-4663, croberts@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board for a Master Sign Plan with two conditions:

- 1) The secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and,
- 2) The secondary image size for the projecting sign should be revised to meet Code.

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

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning

Stephen Ciciretto, SBC Global, provided a sample of the building material intended for the half-gable design that is not part of the patio but for on the front façade of the restaurant. He presented a graphic that reflected their restaurant in another city in Ohio that had a similar design.

Jeff Tyler asked if the fiber cement board will require a Waiver. Ms. Burchett said normally a Waiver would be needed for that material but the fiber cement material was already part of the review for the existing building and a Waiver was approved at that prior review. She added the small amount intended to be used will not make a difference to the original calculations and the applicant will still meet Code.

Colleen Gilger inquired about rainwater runoff. Mr. Ciciretto said there was going to be a gutter system so water will not wash over the residential units below.

Aaron Stanford asked if any new exterior lighting was proposed to which the applicant answered there was not any additional lighting included in this proposal.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART recommends approval to the Architectural Review Board for the Minor Project Review.

**2. BSD HC – Johnson’s Real Ice Cream
17-030ARB-MSP**

**55 West Bridge Street
Master Sign Plan**

Cameron Roberts said this is a request for a Master Sign Plan for Johnson’s Real Ice Cream including one projecting sign and one awning sign. He said the site is on the south side of West Bridge Street, approximately 100 feet east of the intersection with Franklin Street. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Mr. Roberts presented an aerial view of the site as well as the street view of the tenant space from West Bridge Street in context with surrounding properties. He presented the proposed 7.5-square-foot projecting sign for the northeastern corner of the building, which will project out at a 45 degree angle to allow visibility from both the north and the east. He said the sign will consist of High Density Urethane (HDU) with a cream-colored background that will be sandblasted for a woodgrain effect. He explained the border, logo, and text will be satin black and raised; the text reads “JOHNSON’S REAL ICE CREAM EST. 1950”. The sign will be hung he said from a custom aluminum mounting bracket on chains and gooseneck lights will be attached to the top of the mounting bracket. He said the sign will be mounted at 9 feet from the entrance instead of 6 feet required by Code, hence the request for a Master Sign Plan.

Mr. Roberts presented the second proposed sign, which is a new awning sign for above the main entrance that will replace the existing awning sign of the same size. He said the text on the front surface of the awning sign will read “Johnson’s Real Ice Cream”. He explained the secondary logo “ice cream cones” will need to be removed because they do not meet secondary image requirements and previous approved awning signs have not had any content displayed on their sides. He said this will be a condition of approval and will keep this awning sign consistent with what has been previously approved.

Mr. Roberts stated the signs are compatible with the existing structure, as well as the Historic District, in terms of the Architectural Review Board general review standards. While there is no criteria for a MSP, he stated the Code outlines the intent and purpose of the application and the proposal overall meets the guidelines as well as the context of the surrounding development.

Mr. Roberts said approval is recommended to the Architectural Review Board for the Master Sign Plan with two conditions:

- 1) That the secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and
- 2) That the secondary image size for the projecting sign should be revised to meet Code.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He stated the ART recommends approval to the Architectural Review Board for the Master Sign Plan.

**3. AT&T Wireless Co-Location
17-032ARTW**

**6430 Shier Rings Road
Administrative Review - Wireless**

Logan Stang said this is a request for a wireless co-location on an existing tower to replace three antennae at an elevation of 109 feet. He said the site is on the north side of Shier Rings Road, approximately 100 feet west of the intersection with Avery Road. He said this is a request for a review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Mr. Stang said the existing monopole structure and associated equipment cabinet will be utilized for all proposed modifications. He added the antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have a galvanized steel finish. He stated the existing equipment shelter and ice bridge connecting the shelter to the monopole will be used and new power cables will be installed using the ice bridge with any structure mounting taking place inside the monopole. He concluded there will be no additional changes to any ground equipment with this application.

Mr. Stang said approval is recommended for the Wireless Communication Facility with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the structure.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Wireless Communication Facility.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [Hearing none.] He inquired about small cell towers as a local company is considering them. He asked if they are addressed yet in the Code to which Claudia Husak answered they were not. Colleen Gilger suggested we contact Rachel Ray as she has been looking into these towers as more inquiries have been made. Mr. Papsidero adjourned the meeting at 2:15 pm.



**Land Use and Long
Range Planning**
5800 Shier Rings Road
Dublin, Ohio 43016-1236
Phone 614.410.4600
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JUNE 24, 2015

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

2. BSD Historic Core District – The Sisters Sweet Shoppe – Signs
15-056ARB-MPR **55 West Bridge Street**
Minor Project Review/Master Sign Plan Review

Proposal: Installation of new signs and architectural modifications for an existing multiple-tenant building located on the south side of West Bridge Street, east of the intersection with Franklin Street. The proposal includes a new 7.5-square-foot projecting sign, two new 2.25-square-foot door-window signs, six new transom-window signs, a new awning with an awning sign, and a new exterior paint scheme.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review and Master Sign Plan under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kurt Dehner
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

MOTION #1: Ms. Fox moved, Mr. Mathias seconded, to approve a request for a Minor Project Review with two conditions:

- 1) The applicant provide the entire color palette for review and approval by Planning within 30 days of approval of this application.
- 2) The ground-story window trim on the north elevation be painted to match the existing window trim and not in the color scheme proposed.

*Kurt Dehner agreed to the above conditions.

VOTE: 3 - 0

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

RECORDED VOTES:

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

(Continued on Next Page)

2. BSD Historic Core District – The Sisters Sweet Shoppe – Signs

15-056ARB-MPR

**55 West Bridge Street
Minor Project Review/Master Sign Plan Review**

MOTION #2: Mr. Rinaldi moved, Mr. Mathias seconded, to approve a request for a Master Sign Plan with five conditions:

- 1) A paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning.
- 2) The window sign on the north elevation be reduced in size to 20% of the window area.
- 3) The window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign.
- 4) The projecting signs be dimensionally routed and the mounting hardware be consistent with existing mounting fixtures used for the multi-tenant building.
- 5) The projecting sign on the east elevation be located above the door on either side of the entrance.

*Kurt Dehner agreed to the five conditions.

VOTE: 3 - 0

RESULT: This request for a Master Sign Plan was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


Jennifer M. Rauch, AICP, Senior Planner

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

JUNE 24, 2015

AGENDA

- 1. BSD Historic Core District – The Sisters Sweet Shoppe – Signs 55 West Bridge Street
15-056ARB-MPR
Minor Project Review (Approved 3 – 0)
Master Sign Plan Review (Approved 3 – 0)**
- 2. Bridge Street District Sign Guidelines
15-040ADM
Administrative Request
(Discussion)**
- 3. Annual Items of Interest
Administrative Request
(Discussion)**

David Rinaldi called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were: Neil Mathias and Jane Fox. Thomas Munhall and Everett Musser were absent. City representatives were Jennifer Rauch, Rachel Ray, Nicki Martin, Joanne Shelly, Katie Dodaro, Lia Yakumithis, and Laurie Wright.

Motion and Vote

Mr. Mathias moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; and Mr. Mathias, yes. (Approved 3 – 0)

Motion and Vote

Mr. Rinaldi moved, Mr. Mathias seconded, to accept the May 27, 2015, meeting minutes as presented. The vote was as follows: Ms. Fox, yes; Mr. Mathias, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

Mr. Rinaldi briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board on these applications. He said the Brand Road case originally slated for this evening was postponed prior to the meeting.

- 1. BSD Historic Core District – The Sisters Sweet Shoppe – Signs 55 West Bridge Street
15-056ARB-MPR
Minor Project Review/Master Sign Plan Review**

The Chair said this is a request for installation of new signs and architectural modifications for an existing multiple-tenant building located on the south side of West Bridge Street, east of the intersection with Franklin Street. The proposal includes a new 7.5-square-foot projecting sign, two new 2.25-square-foot window signs, six new transom-window signs, a new awning with an awning sign, and a new exterior paint scheme. He said this is a request for review and approval for a Minor Project Review and Master Sign Plan Review under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

Nicki Martin said The Sisters Sweet Shoppe is moving from North High Street to the Bridge Street location and presented an aerial view of the site, outlining Town Center II, next to La Chatelaine. She presented

the building and pointed out the north elevation that is the front façade and the east elevation that accesses the parking lot to the rear.

Ms. Martin explained the **Minor Project Review** portion of this application includes the following:

North Elevation

- Awning cover
- Exterior Paint
 - Primary entrance
 - Ground-story windows below transoms

East Elevation

- Exterior Paint
 - Secondary entrance

Ms. Martin said the applicant is proposing the same teal color on both doors as well as the ground-story windows below the transoms.

Ms. Martin explained the **Master Sign Plan** portion of this application includes the following:

North Elevation

- Projecting sign
- Window sign
- Awning sign

(Only two signs are permitted without MSP)

East Elevation

- Projecting sign
- Window signs (3)

(Only one sign is permitted without MSP)

Ms. Martin said the awning on the north façade will be a replacement cover in a Sunbrella Aquamarine color and the exterior paint will be in a coordinating shade of teal on the primary and secondary entrances as well as the lower ground-story windows.

Ms. Martin stated the proposed projecting sign on the north elevation meets Code and the ART recommended approval of this sign farther than six feet from the entrance because it is architecturally integrated. Additionally, she said the ART requested the sign be dimensionally routed to provide architectural detail consistent with the Historic District as well as with the style of the building.

Ms. Martin presented the proposed window sign on the north elevation that meets the intent of the Code. However, she said the ART recommended the sign be reduced to 20% of the window area, which would be permitted by Code.

Ms. Martin presented the proposed awning sign design, which represents the store products and does not provide any business identification. She added the proposed awning sign is not consistent with the other awnings in the Town Center II development. She noted that La Chatelaine was not permitted to have signs on their awnings during a past ARB application review. She said the ART recommended removal of the awning sign in favor of window signs on the lower portion of the ground-story windows to coordinate with the proposed signs on the east elevation.

Ms. Martin presented the proposed projecting sign on the east elevation, which is visible from the public right-of-way along West Bridge Street as well as the public parking lot to the rear of the building. She

said it meets the intent for visibility for multiple locations. She reported the ART recommended approval with the same conditions that the projecting sign to be permitted farther than six feet from the entrance and be dimensionally routed.

Ms. Martin presented the proposed window sign on the east elevation at the same size as the primary entrance. However, she said the ART recommended the sign be reduced to meet the provision in the Code for a business identification sign that are permitted to be one-square-foot in size and one low-chroma color.

Ms. Martin presented the two proposed transom window signs displaying products that are for sale in the store. She pointed out they are architecturally integrated and meet the window area requirement. She reported the ART believes this meets the threshold for creativity and integration, therefore, recommended approval as part of the Master Sign Plan.

Ms. Martin said the ART is recommending approval of the Minor Project Review with one condition:

- 1) The applicant provide a paint sample for the door and window trim to Planning within 30 days of approval of this application.

Ms. Martin said the ART is recommending approval of the Master Sign Plan Review to permit the two additional signs located in the transom windows on the east elevation, two additional window signs, and the two projecting signs to exceed the requirement to be located within six feet of the entrance with six conditions:

- 1) A paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning;
- 2) The awning sign be eliminated to meet the permitted number of signs on the primary facade of the building;
- 3) The window sign on the north elevation be reduced in size to 20% of the window area;
- 4) The window sign on the north elevation be reduced in size to one-square-foot with one low-chroma color to meet the provision for a business identification sign;
- 5) The projecting signs are dimensionally routed and the mounting hardware is consistent with existing mounting fixtures used for the multi-tenant building; and
- 6) The two additional window signs on the north elevation meet the Code requirements for window sign area.

Ms. Martin concluded by stating the proposal with the conditions provided as well as the Master Sign Plan provision, meets the Architectural Review Board criteria with respect to character, color scheme, and sign design. She invited the Board's questions.

Jane Fox inquired about the awning sign and said it is a permitted sign type. She asked if the disapproval of La Chatelaine's awning affected this recommendation.

Ms. Martin replied from a consistency perspective that it did affect the recommendation. She said this proposal is part of a Master Sign Plan where several signs are being requested and ART wanted the sign package to be consistent on both facades of the building. She added consistency with other existing signs in the Historic District currently was also a consideration.

Neil Mathias requested background information regarding the La Chatelaine proposal. He asked if their awning was a solid color or a striped awning and the reason that awning was declined, specifically.

Ms. Martin said when La Chatelaine was reviewed by the ARB it was in a Planned Unit Development, which was the zoning prior to the Bridge Street District. She said the requirements were different. She

said the proposal included striped awnings with the vertical portion of the awning a solid black color with white lettering stating the products available for sale. She said those awning signs were not approved by the ARB.

Jennifer Rauch invited the applicant to provide their perspective regarding the proposed awning sign.

Laura Krpata, 318 E. Fulton Street, Apt. A, Columbus, Ohio 43215, said she represents the applicant. She said Kurt Dehner is the owner of The Sisters Sweet Shoppe at both locations and their current location has the same lettering on their existing awning. She said the owner is open to making an adjustment to window graphics instead of awning graphics but would request the graphics be placed in a different location than the lower portion of the windows because they would not be visible with the benches placed out front.

Ms. Krpata said they are proposing the placement at the top of the front windows and also adding a holding box around them to provide more definition and better proportion given the square window versus the transom-size windows on the east elevation.

Ms. Rauch indicated the discussion at the ART included the history of La Chatelaine's application, which preceded the more recent desires to allow for sign creativity. She said the ART's biggest concern was the consistency amongst both elevations while acquiring the best results. She said originally the ART suggested eliminating the sign altogether but made a compromise to accommodate what the applicant desired.

Ms. Fox reported she visited the site and the immediate area. She believes the awning lettering is the best choice. She said we have to look at this now that we are in the Bridge Street District. She indicated from a pedestrian viewpoint, upon arriving at that corner, there is a tree that blocks the view of the building. She said when the buildings are viewed in context, La Chatelaine projects forward, closer to the street. She said they have a ground sign that effectively designates the building. She said this building is setback about three or four feet. She said the building on the east side comes forward with a big porch and their sign is on the wall. She said not only is the tree in the corner blocking the view but there is a banner in front with two big Kiwanis frog signs on it, which is the first thing that catches your eye. She said that banner is always going to be very visible in front of their store. She said there is also a park bench in front of their store so signage needs to be fair to the business owner so his shop is noticeable, and for the streetscape, people will know what he has to sell. She said there is a lot of street clutter on West Bridge Street: a planter, a park bench, and a tree. She said the branches of the tree effectively cover the top half of their building. She said for the pedestrian, they would have to be in front of that building to see what they are selling. She said it cannot be seen driving by in a car, either. She reiterated the applicant should be allowed to have the front awning sign because it is within character of the Historic District and was permitted for this applicant at the other location. She said it will be a fresh little spot that says "Cookies", "Candies", and "Ice Cream". She added at the window level, nobody would ever see it. She believes this building will recede and nobody will know that it is there if this is not permitted.

Ms. Fox said she loves the transom window signs on the east side but expressed concerns about their visibility. She said the painting has started but she would like to see the combinations of paint colors because she is uncertain how they will coordinate with the green on the building facade.

Ms. Rauch presented the color samples. Ms. Martin said the PMS number for the paint on the main building was not provided.

David Rinaldi asked if it was the intent for the trim color and the awning to match. Ms. Rauch said they do not match but they are fairly close; the awning is darker.

Ms. Krpata said they intentionally chose a slightly darker awning color to coordinate better with the deep hunter green on the building façade.

Ms. Fox said the teal is really bright and when she just saw that sample against the green, it seemed a little strong but without looking at the whole package, it is hard to tell what it is all going to look like.

Ms. Rauch said that was the ART's concern as well and that is why conditions were added.

Mr. Mathias indicated he did not have a concern with text on the awning as long as it was a consistent color. He said as long as the awning is one color, it is appropriate. He stated the front window sign needs to be within the 20% rule as consistent across the Historic District. He said his biggest concern was with the projecting sign on the east elevation. He said it is a patio, not another streetscape, and if the intent is for signage for the parking lot, then it should be placed at the far south end. He said he was fine with the window signs mimicking the same words on the awning within the transoms.

Ms. Krpata said there are several trees on the south side so they are concerned about visibility in that location.

Mr. Mathias reiterated it is not appropriate to give two signs to the West Bridge Street frontage. He said Jeni's on the corner has two frontages with one projecting sign on the corner. He suggested moving the projecting sign to the northeast corner.

Kurt Dehner, 55 N. High Street, Dublin, Ohio 43017 said he does not disagree necessarily with what is being said but they really want a sign for the people to see from the parking lot. He said they may not use it now but the sidewalk is used as a cut-through. He said the vegetation is so thick a projecting sign will not be visible until the pedestrian is part of the way up the sidewalk. He said it would be seen before arriving at their patio but it would not be visible from the parking lot. He indicated if it is moved back farther, it will not be visible at all from the rear.

Mr. Mathias said he would be willing to approve the awning sign without the projecting sign on the east elevation.

Mr. Dehner suggested putting the sign above the door, over the north column, above the coach light. He said he did not have an objection to moving the projecting sign if it would satisfy the ARB's objection and if he gets his awning sign.

Mr. Rinaldi asked if the ART had a discussion about this. Ms. Rauch said the locations were not discussed. Ms. Fox pointed out the emergency light is centered right above the door.

Ms. Rauch said either side of the door would be appropriate, Code states it must be within six feet of the door.

Mr. Rinaldi said the big improvement would be to have the projecting sign moved above the door on the east elevation. He said he likes the lettering on the awning on the north elevation and on the transoms on the east elevation. He indicated it was very classy looking. He suggested having that lettering on the north façade window on the bottom for consistency.

Mr. Mathias said he does not have a problem permitting the awning sign because the Code has been changed and updated since the La Chatelaine application.

Ms. Fox noted that La Chatelaine could always come back for new signs.

Mr. Mathias said he is not in love with the sea foam color and overall color scheme. He said he was not sure how that fits in with the architectural character of the Historic District.

Mr. Dehner asked how orange and yellow at Jeni's could then be compatible with the Historic District.

Mr. Matias replied on a sign it is but on their building it is not. He pointed out that Jeni's has an orange sign for their logo but their building is not painted to match. He questioned whether it fits within Historic Dublin where there are approved color schemes that must be subdued and simple in nature. He asked the rest of the Board for their opinion on the colors proposed.

Ms. Fox said she agrees the lettering should match, but was not sure if the sign logo color looked right. She said she would like to see these colors combined; she does not want to see a bright teal or turquoise color stand out in front of a forest green color if it does not complement it. She reiterated she liked the awning and the transoms for a fresh look that will bring more interest to this business that is recessed.

Mr. Rinaldi inquired about the projecting sign's background color. Mr. Dehner said it has a gray-washed stain on it, with the grain of the wood showing through.

Mr. Dehner said the colors were not dramatically different than what was being presented on the screen. He said there is no doubt they are not using hunter green or beige. He said they are trying to reinforce their logo and who they are. He said they are giving a little life to a muted building. He said even by moving this short distance within the District, he is concerned about losing his current customers as well as attracting new ones. He concluded he thought the colors were compatible.

Ms. Fox said the colors in the Historic District have to play in context with its surrounding environments as we begin to allow a little more variety and creativity. She indicated she was not particular about what the color is, but whether or not the colors complement what is there, what is next to it, around it, so it does not stand out as if you were not thinking about it. She said she would support the color combination the applicant is requesting if the City reviews it against the existing building colors and next to the colors on the adjacent properties. She said there is a balance between what the applicant wants for their logo, awnings, and signs but also that the community gets a really pleasant experience as they pass by.

Mr. Mathias asked his fellow Board Members about allowing for a creative color on the door but not on the window trim on both the north and east sides. He said he is trying to give the applicant the logo pop and tie it to the business but leave the rest more within the historic character.

Mr. Dehner said that was their original design. Ms. Krpata said they wanted to frame the view into the store because part of the rebranding is to be open to their audience so the front of the house is also the back of the house, dipping their candies and making their cookies in front of their customers.

Mr. Rinaldi said he wanted to see consistent treatment around the building.

Mr. Mathias reiterated he would support a brighter color for the door but wants the awning color complementary to the color of the siding; the awning should fit with the architecture and colors of the building. He said the sample appears really bright.

Ms. Fox agreed the bright color did not work for her. She said bright color could be used on the umbrellas on the patio, and would do without the bright color for the window trim.

Ms. Rauch presented the modified conditions.

The Chair asked the applicant if he agreed to the conditions to which he replied affirmatively.

Mr. Mathias said he needed to see a larger sample of the awning with a sample of the paint color before he could vote yes on this application. He said we could have a condition whereby Planning has to approve the colors with those samples.

Mr. Dehner agreed to work with Planning on the colors. Ms. Fox said she had confidence that Planning could decide on the colors. Ms. Rauch said Planning could look at all the samples together to make sure they coordinate. Ms. Rauch said she would change the condition to state the entire color palette will be reviewed.

Ms. Rauch reiterated that two motions and votes that were being requested this evening.

Motion and Vote

Ms. Fox moved, Mr. Mathias seconded, to approve the Minor Project Review with two conditions:

- 1) The applicant provide the entire color palette for review and approval by Planning within 30 days of approval of this application.
- 2) The ground-story window trim on the north elevation be painted to match the existing window trim and not in the color scheme proposed.

Kurt Dehner said he agreed to the revised conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; and Ms. Fox, yes. (Approved 3 – 0)

Mr. Rinaldi moved, Mr. Mathias seconded, to approve a request for a Master Sign Plan Review with five conditions:

- 1) A paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning.
- 2) The window sign on the north elevation be reduced in size to 20% of the window area.
- 3) The window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign.
- 4) The projecting signs be dimensionally routed and the mounting hardware be consistent with existing mounting fixtures used for the multi-tenant building.
- 5) The projecting sign on the east elevation be located above the door on either side of the entrance.

The vote was as follows: Ms. Fox, yes; Mr. Mathias, yes; and Mr. Rinaldi, yes. (Approved 3 – 0)

2. Bridge Street District Sign Guidelines 15-040ADM

Administrative Request

The Chair said this is a request to create a guide intended to help applicants understand and apply the sign requirements in the Bridge Street District and provide direction for sign design and placement in a pedestrian-oriented environment. He said this request is for informal review and feedback on this future request for review and recommendation of approval to City Council for Bridge Street District Sign Guidelines.

Rachel Ray said the document is intended for a few different audiences: Applicants; Board Members; and Staff. She stated the distinction between the Zoning Code and this guide is that the guide is just

ADMINISTRATIVE REVIEW TEAM**RECORD OF DETERMINATION****JUNE 18, 2015**

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

1. BSD Historic Core District – The Sisters Sweet Shoppe - Signs
15-056ARB-MPR **55 West Bridge Street**
Minor Project Review

Proposal: Installation of new signs and architectural modifications for an existing multiple tenant building on the south side of West Bridge Street, east of the intersection with Franklin Street. The proposal includes a new awning on the north elevation and new paint for the entrances on the north and east facades as well as paint for the windows on the ground-story of the north façade. The proposal is also for two projecting signs, two window signs on entrances, two transom-window signs, and an awning sign.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review and Master Sign Plan under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Kurt Dehner, Sister's Sweet Shoppe
Planning Contact: Jennifer M. Rauch, AICP, Senior Planner
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

REQUEST #1: Recommendation of approval to the Architectural Review Board of this request for Minor Project Review with the following condition:

- 1) That the applicant provide a paint sample for the door and window trim to Planning within 30 days of approval of this application.

Determination #1: This application for a Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #2: Recommendation of approval to the Architectural Review Board of this request for a Master Sign Plan to permit the two additional signs located in the transom windows on the east elevation, two additional window signs on the north elevation and the two projecting signs to exceed the requirement to be located within six feet of the entrance with the following six conditions:

- 1) That a paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning;
- 2) That the awing sign be eliminated to meet the permitted number of signs on the primary facade of the building;

(Continued on Next Page)

- 3) That the window sign on the north elevation be reduced in size to 20% of the window area;
- 4) That the window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign;
- 5) That the projecting signs are dimensionally routed and the mounting hardware is consistent with existing mounting fixtures used for the multi-tenant building; and
- 6) That the two additional window signs on the north elevation meet the Code requirements for window sign area.

Determination #2: This application for a Master Sign Plan was forwarded to the Architectural Review Board with a recommendation of approval with the six conditions.

STAFF CERTIFICATION



Steve Langworthy, Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 18, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; and Aaron Stanford, Senior Civil Engineer.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Kurt Dehner, The Sisters Sweet Shoppe; and Laura Krpata (Case 1).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 11, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. **BSD Historic Core District – The Sisters Sweet Shoppe – Signs**

15-056ARB-MPR

**55 West Bridge Street
Minor Project Review**

Nicki Martin said this is a request for the installation of new signs and architectural modifications for an existing multiple-tenant building on the south side of West Bridge Street, east of the intersection with Franklin Street. She said the proposal includes a new awning on the north elevation and new paint for the entrances on the north and east facades as well as paint for the windows on the ground-story of the north façade. She said the proposal is also for two projecting signs, two window signs on entrances, two transom-window signs, and an awning sign. She said this is a request for review and of approval of a Minor Project Review and Master Sign Plan under the provisions of Zoning Code Sections 153.065, 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin said the applicant has moved across the street to Town Center II, next to La Chatelaine on West Bridge Street and presented the aerial view of the site.

Ms. Martin explained the **Minor Project Review** portion of this application includes the following:

North Elevation

- Awning cover
- Exterior Paint
 - Primary entrance
 - Ground story windows below transoms

Ms. Martin said the applicant is coordinating the teal color on both doors as well as the ground story windows below the transoms.

East Elevation

- Exterior Paint
 - Secondary entrance

Ms. Martin explained the **Master Sign Plan** portion of this application includes the following:

North Elevation

- Projecting sign
- Window sign
- Awning sign

(Only two signs are permitted without MSP)

East Elevation

- Projecting sign
- Window signs (3)

(Only one sign is permitted without MSP)

Ms. Martin explained a Master Sign Plan is appropriate to allow for greater creativity and signs that are architecturally integrated, but not signs that are simply larger or greater in number. She said Planning and Building Standards support this application having a combination of different building-mounted sign types that are visible from a variety of locations, given the historic style of this multiple-tenant building.

Ms. Martin said projecting signs meet the permitted size and type but Planning is requesting that they be dimensionally routed for historic character and they are allowing the signs to be farther than six feet from the door for better architectural integration and visibility. She said Planning is recommending the window sign be permitted on the north façade once it is reduced in size to meet 20% of the window area. She said eliminating the awning sign is recommended as the projecting sign and window signs will provide the best business identification from multiple locations.

Ms. Martin said the projecting sign is recommended on the east façade, smaller in size than what is proposed for the front, because it provides the best identification from the sidewalk along West Bridge Street and the public parking lot to the rear of the building. She added the transom window signs are recommended because they are architecturally integrated and are appropriate to the historic style of the building. She said the window sign on the secondary public entrance should be reduced in size to meet the provision for a business identification sign, which is one-square-foot in area and consists of one low-chroma color.

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

- 1) That the applicant provide a paint sample for the door and window trim to Planning within 30 days of approval of this application.

Ms. Martin said approval is recommended to the Architectural Review Board of this request for a Master Sign Plan to permit the two additional signs located in the transom windows on the east elevation and the two projecting signs to exceed the requirement to be located within six feet of the entrance with five conditions:

- 1) That a paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning;
- 2) That the awing sign be eliminated to meet the permitted number of signs on the primary facade of the building;
- 3) That the window sign on the north elevation be reduced in size to 20% of the window area;
- 4) That the window sign on the north elevation be reduced in size to one-square-foot with one low-chroma color to meet the provision for a business identification sign;

- 5) That the projecting signs are dimensionally routed and the mounting hardware is consistent with existing mounting fixtures used for the multi-tenant building.

Kurt Dehner, The Sisters Sweet Shoppe, asked what documentation was needed for the mounting fixtures.

Ms. Martin said nothing had to be provided if the applicant planned to use the same fixtures. Mr. Dehner said they plan to use the existing fixtures and asked if he had to provide an existing arm sample. Ms. Martin answered just a teal color sample is requested.

Mr. Dehner said the awning is not the same teal color and presented the color choices.

Jeff Tyler said the colors must be consistent throughout the structure and coordinate with the green and cream on the existing building. He clarified the colors did not have to be an exact match; however the differences should not be apparent.

Laura Krpata said the applicant would submit coordinated colors. She explained the awning color was selected to integrate into the façade of hunter green and the color for the door graphics was more of a modern color.

Mr. Tyler said it seems the applicant is meeting the intent of the Code.

Ms. Krpata said since there have not been any projecting signs on the east elevation, she would verify the match of brackets to those used on the north elevation.

Mr. Dehner said they did not want to change the standard corporate logo color and are doing their best to coordinate the colors to be in compliance.

Mr. Langworthy indicated there was enough space between the various signs that any minor differences in color would not be noticed.

Jenny Rauch said she is concerned if there are four different colors but if the applicant can show them all coordinated, she said it should be fine.

Ms. Krpata asked for clarification on what is needed for submission in preparation for the ARB.

Ms. Rauch said to submit actual paint color samples being used as colors can vary greatly when only viewed electronically.

Fred Hahn confirmed the signs would be made of wood.

Mr. Dehner added it is a grayed-out wood color. Ms. Krpata explained a light gray stain will be used so the grain of the wood will show through.

Mr. Langworthy explained the reason for requesting routing for the signs was to bring more depth and character to the signs.

Mr. Dehner said his main concern was losing the ability to tell people what they are on the awning. He said added text would be done in good taste and the awning without a sign exists now.

Mr. Langworthy brought up the issues with the awnings from applications in the past presented to the ARB. He stated the ARB does not like to see products advertised on awnings. However, he stated he did like the products listed on the transom windows.

Mr. Dehner asked about possible options so he could keep his awning that currently has the logo in the middle and the descriptive words on both sides. He indicated they would not use the tag line "Making Life Sweeter".

Ms. Martin said the proposed awning sign is 6.12 square feet and 20% of the cumulative surface area of the window or a maximum of 8 square feet is permitted.

Various options were discussed.

Mr. Hahn requested more information about the past applicant's awning issues. Ms. Martin explained the ARB had issues with adding text to awnings that had stripes.

Ms. Rauch said the ART makes a recommendation to the ARB but the applicant is still entitled to bring their original submission forward to the ARB without the changes recommended by the ART.

Mr. Dehner indicated he wanted to grow this business and be successful with it. He explained that a large percentage of his client base was fairly old and they purchase many of the fruit cakes. He said he wants to comply with what is important to Dublin but would like some flexibility to represent his business well, especially getting the word out to people new to the area. He indicated this was a good compromise.

More options were discussed.

Mr. Tyler suggested adding words on the north ground-story windows just above the sill that would coordinate with the east elevation.

Ms. Rauch then suggested reducing the window sign to one square foot on the north elevation.

Mr. Dehner said he could eliminate the projecting signs because they do not do very much for visibility but understands the need for the signs to be in character of the district.

Steve Langworthy said ultimately, the projecting signs will help the business. He indicated Franklin Street will be extended in the future and a stop light will be placed there. Therefore, he said the stopped cars would see the projecting signs at that intersection.

Ms. Krpata suggested removing the graphics on the awning, move the product names to the windows, and keeping the window sign to the size of 20% of the cumulative surface area.

Mr. Tyler said a Master Sign Plan provides for a little bit of latitude. He suggested an awning without a sign and moving the graphics to the ground-story windows just above the sill on both sides of the front door.

Mr. Dehner asked Ms. Krpata what she thought about this revised approach. Ms. Krpata was supportive.

Mr. Dehner indicated this was not the best proposal from his standpoint but a good compromise.

Mr. Langworthy asked the ART if there were any issues on the east elevation. [There were none.]

Mr. Dehner asked if strings of lights were permitted on the patio on the side for lighting purposes, just like many of the businesses surrounding his.

Ms. Krpata added the lights would be in the trees.

Mr. Langworthy confirmed the lights were permitted if used strictly for lighting and not advertising in any way.

Mr. Tyler asked if the hours of operation were going to change.

Mr. Dehner said they would be open 10 am – 8 pm Monday through Thursday; 10 am – 10 pm on Fridays and Saturdays; and closed Sundays.

Ms. Rauch indicated the patio is not part of this application as it does not require approval.

Ms. Martin asked the ART if there were any exterior paint issues. [There were none.]

Ms. Martin reiterated that approval is recommended for the Minor Project Review with the following condition:

- 1) That the applicant provide a paint sample for the door and window trim to Planning within 30 days of approval of this application.

Ms. Martin said approval is recommended to the Architectural Review Board of this request for a Master Sign Plan to permit the two additional signs located in the transom windows on the east elevation and the two projecting signs to exceed the requirement to be located within six feet of the entrance with the following revised six conditions:

- 1) That a paint sample for the projecting sign is provided along with an updated Master Sign Plan package, prior to sign permitting, subject to approval by Planning;
- 2) That the awing sign be eliminated to meet the permitted number of signs on the primary facade of the building;
- 3) That the window sign on the north elevation be reduced in size to 20% of the window area;
- 4) That the window sign on the east elevation be reduced in size to one-square-foot and one low-chroma color to meet the provision for a business identification sign;
- 5) That the projecting signs are dimensionally routed and the mounting hardware is consistent with existing mounting fixtures used for the multi-tenant building; and
- 6) That the two additional window signs on the north elevation meet the Code requirements for window sign area.

Mr. Langworthy asked what would be provided to the ARB for their determination next Wednesday.

The submission logistics were discussed.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a recommendation of approval will be forwarded to the ARB for their meeting on June 24, 2015, for both the Minor Project Review (with one condition) and the Master Sign Plan (with six conditions).

Gary Gunderman asked the ART if there were any questions or comments regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review.

INTRODUCTIONS

2. **BSD Historic Core District - Sister's Sweet Shoppe - Signs** **55 West Bridge Street** **15-056ARB-MPR** **Minor Project Review**

Nicki Martin said this is a request for installation of new signs and architectural modifications for an existing multiple-tenant building located on the south side of West Bridge Street, east of the intersection with Franklin Street. She said the proposal includes a new 7.5-square-foot projecting sign, two new 2.25-square-foot window signs to be installed on the doors, six new transom-window signs, a new awning with an awning sign, and a new exterior paint scheme. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin explained the business is currently at 45 N. High Street but is moving next door to La Chatelaine on West Bridge Street and that they are adding ice cream to their product line.

Ms. Martin presented the north and east elevations and pointed out the locations of all the proposed signs, a new proposed awning for the north elevation, and the proposed exterior paint scheme. Because the applicant has access to a public parking lot, she said one additional sign is allowed. She explained a Master Sign Plan is necessary when extra signs are proposed that are not normally permitted.

Fred Hahn inquired about the window signs. He asked what type of text would be used.

Kurt Dehner, Sister's Sweet Shoppe, said a projecting sign was needed on the east elevation for pedestrians as there is a lot of vegetation, and it is difficult to identify the entrance.

Mathew Earman asked if there were other examples of window signs elsewhere in Historic Dublin. Rachel Ray responded that Winans Chocolates and Coffees have window signs.

Jennifer Rauch affirmed that this applicant is not asking for extra text, they are requesting additional signs – three signs where two are permitted, as well as consideration for the signs within the window transoms.

Mr. Hahn asked if the product text on the windows (Cookies, Ice Cream, and Chocolates) are each considered signs per Code. Ms. Rauch answered they are considered secondary images, which are signs. She explained that Code would allow a group of the signs to be considered a single sign for the purposes of the overall measurement of window signs, but they still exceed the number of permitted signs and total sign area.

Gary Gunderman requested clarification on the number of signs being proposed to which Ms. Martin confirmed there were two projecting signs, two window signs on the doors, an awning sign, and additional window signs on the transoms.

Mr. Hahn confirmed with Ms. Rauch that the ARB has final review authority on this application.

Mr. Gunderman asked what the transom lettering would look like. Mr. Dehner said it is white vinyl-cut lettering for each of their products and each would be on a separate window. He specified that the only color used for the window signs is green for the shamrock.

Mr. Tyler cautioned the applicant about two issues: 1) that the sign permits cannot be issued until the interior tenant fit up permit is issued; and 2) that the parking situation is much different on this side of Bridge Street, as compared with the north side in their current location. He added there are no dedicated spaces with this new tenant space.

Mr. Dehner said he was fully aware of the parking situation.

Aaron Stanford asked if any of the signs would be illuminated or encroach the right-of-way. Ms. Rauch said the signs are not to be illuminated and would verify that the signs are not in the right-of-way.

Mr. Dehner asked the ART if they were concerned with the colors proposed. He said the colors selected are in keeping with the other colors on the surrounding buildings and they were respective of the Historic District.

Ms. Rauch concluded this application would be reviewed next week, with a recommendation to the ARB.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Architectural Review Board is June 18, 2015, for the ARB meeting on June 24, 2015.

3. BSD Indian Run Neighborhood District – OCLC

**Kilgour Building Entrance Improvements
6565 Kilgour Place
Minor Project Review**

15-057MPR

Rachel Ray said this is a request to refurbish the visitor and employee entrances on the north and east sides of the existing office building located north of Post Road in the BSD Indian Run Neighborhood District. She said the proposal includes a request to add a new decorative structural steel canopy at the main entrance of the facility, install new canopy light fixtures, structural steel components, concrete footers, roofing, and finish surrounds. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Agnieszka Chapman, Don Pikul, and Jeremy Franklin joined the meeting via conference call as they are the architects on this project from Perkins + Will located in Chicago, IL.

Ms. Ray presented an aerial photo of the site and noted the main entrance location of the new canopy and curtainwall on the north elevation as well as the second location of a new curtainwall on the east elevation. She said OCLC submitted an application for site modifications to the grounds last fall and believed those have all been completed. She said now, the applicant would like to make improvements to the main entrance for visitors and employees on the north side and some improvements on the east side. She stated the proposal includes two new rooftop units that will be recessed back away from the end of the office building parapet with a finish screen of dark louvers that match the existing penthouse. She explained that these two mechanical units will provide air circulation into the new north and east entry areas.

Ms. Ray presented a photo showing the existing north entry that can feel cavernous as well as the new design with a canopy and more light that is proposed. She invited the applicant to provide details of the proposal.

Agnieszka Chapman, Perkins + Will, referred to the existing entrance photo in the application, agreeing with Ms. Ray's description that the main entry is cavernous and added the design currently provides no