



MEETING MINUTES

Administrative Review Team

Thursday, February 7, 2019 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Jeremiah Gracia, Economic Development Administrator; Brad Fagrell, Director of Building Standards; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshal; Tim Hosterman, Police Sergeant.

Other Staff: Logan Stang, Planner II; Claudia Husak, Senior Planner; Jennifer Rauch, Planning Manager; JM Rayburn, Planner I; Chase Ridge, Planner I; Jimmy Hoppel, Planning Assistant; Richard Hansen, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Carter Bean, Bean Architects; and Matt Starr, Crawford Hoying Development Partners (Case 2).

Mr. Papsidero called the meeting to order at 2:04 pm. He asked if there were any amendments to the meeting minutes from January 31, 2019. [There were none.] The minutes were approved as presented.

INTRODUCTIONS

1. BSD HC – The Studio on High Hair Salon – Sign 19-005ARB-MPR

41 W. Bridge Street Minor Project Review

Chase Ridge said this application is a proposal for the installation of an approximately two-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic Core. He said this site is south of West Bridge Street, approximately 125 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 Minor Project Review under the provisions of Zoning Code §§153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Mr. Ridge said the applicant will return to the ART on February 21, 2019, for a recommendation to the Architectural Review Board for this Minor Project Review prior to their meeting on February 27, 2019.

Mr. Ridge presented an aerial view of the site for context. He then presented the proposed sign plan that entails a 1.5-inch-thick circular cedar panel with 1/8-inch raised copy, logo, and border that will be hung from a black aluminum bracket that follows the curve of the sign. There appears to be two colors used, green for the border and part of the hand-painted logo and white for the text and part of the logo. The determination has not been made on whether there are three or five colors being used. The diameter of the sign is 20 inches. He also presented the proposed elevations that showed the eight-foot clearance from grade.

Mr. Ridge stated after the application was reviewed against the Architectural Review Board Standards and the Minor Project Review criteria, the sign appears to meet the requirements but he wants to ensure there is a condition of approval that that the applicant demonstrate the logo will not exceed 20% of the sign area.

Jennifer Rauch asked if there was still an existing wall sign underneath the porch and if it will remain. Mr. Ridge said the application would still meet Code if the applicant decided to keep the sign, which he thought they did.



Ms. Rauch asked if there were other tenants in this building. Mr. Ridge answered there is a second tenant on the second floor and both tenants are listed on the existing wall sign under the porch.

Shawn Krawetzki asked about the construction of the sign since it will hang by two bolts. His concern was the possibility of the sign loosening with the wood expanding and contracting and he would encourage the applicant to use a glue to better secure it.

**2. BSD HTN – The Pearl – Site Improvements
19-006ARB-MPR**

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

Jennifer Rauch said this application is a proposal for the installation of two patios, a platform lift, awnings, and associated site improvements for an existing tenant space zoned Bridge Street District Historic Transition Neighborhood. She said the site is east of N. High Street, approximately 100-feet southeast of the intersection with Rock Cress Parkway. She stated this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §§153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch explained that with this Minor Project Review, it will require a recommendation by the ART on February 21, 2019, in order for the Architectural Review Board (ARB) to make the final determination at their meeting on February 27, 2019.

Ms. Rauch presented an aerial view of the site, which contains the Z2 Building of which this tenant space exists on the ground floor.

Ms. Rauch presented the proposed site plan. She indicated the largest change being made is to extend and enclose a patio by continuing the storefront glass existing on the façade to allow for a larger dining area. She said there are two patio spaces already approved by the ARB for which the applicant proposes to cover with awnings. She noted a modification was made to the rear of the building because of the grade change and a lift access and stairs were added for the rear patio, which provide two accessible means. The railing originally proposed matched the guardrail for the bridge but that railing is not the most suitable for this patio so a glass railing is being proposed. Since the patios are elevated and overlook the plaza, the glass will provide more visibility. Lastly, she said the applicant has proposed an L-shaped screening wall to screen a dumpster that is below on the Oscar Restaurant site.

Ms. Rauch asked the ART for their thoughts on the seven-foot screening wall proposed for the rear of this building at the southern end of the patio. She said Code permits a maximum height of six feet so she asked if this is acceptable. The fence is made of metal but finished to appear as a wood material. There are plantings intended for the patio side of the wall.

Vince Papsidero asked if the same material is used on the backside to which Carter Bean, Bean Architects, responded it would. Mr. Papsidero asked if this is the most appropriate material to use here or if they would consider using actual wood instead of the metal fencing. Mr. Bean said they selected the metal for its low maintenance quality. Mr. Krawetzki encouraged the applicant to use a cap on the ends if they are exposed. Mr. Papsidero asked if there was an example of this material being used locally. He indicated the screen appears harsh compared to the architecture. Ms. Rauch suggested possibly using the same material that was used for the headers. Mr. Papsidero said that would provide a more natural appearance. Mr. Bean added the softer material would absorb more sound, also. He indicated, given the overall scale of the building, the fence would not appear terribly tall from a distance.

Mr. Papsidero asked what type of plant material will be used and Mr. Bean answered the plant material had not been selected yet but would provide their selection at the next meeting. Mr. Krawetzki asked if the material would be in planting beds and climbing up the walls or if the plants would grow from pots. Claudia Husak was concerned about plants having to grow up a black metal fence. Mr. Bean said the plants would not cling to the wall; they will be planted in pots just in front of the wall.

Ms. Rauch presented the rendered elevations on N. High Street and noted the glass proposed for the patio, which she thought was appropriately integrated into the façade. She said the renderings do not reflect the actual color of the awnings and indicated the actual awnings are a similar color to the brick color and she would provide a sample at the next meeting. Matt Starr, Crawford Hoying Development Partners, pointed out a metal canopy that had been added over the main entrance to which the ART agreed was appropriate.

Mr. Papsidero asked if there was a sign proposed for the rear of the building. Ms. Rauch said there is one proposed for the back corner and one to stand up on the canopy edge of the front entrance. Mr. Starr clarified there is a small placemaking sign proposed for the rear, a vertical projecting sign proposed similar to the one on The Avenue, and potentially there could be window signs proposed but all would need to meet the Master Sign Plan in place for the building.

Ms. Rauch stated the speakers proposed for both patios would require a separate Conditional Use application. Mr. Krawetzki recalled there were decibel level constraints in place for tenants on the plaza.

ADJOURNMENT

Mr. Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:35 pm.

As approved by the Administrative Review Team on Thursday, February 21, 2019.