

Parcel 273-000071 **Address** 26-28 N High St **OHI** N/A

Year Built: 1960	Map No: 116	Photo No: 1753-1756 (7/10/16)
Theme: Commercial	Historic Use: Commercial	Present Use: Commercial
Style: Colonial Revival	Foundation: Concrete block	Wall Type: Concrete block
Roof Type: Front gable/asphalt shingle	Exterior Wall: Brick/concrete block	Symmetry: Yes
Stories: 1	Front Bays: 3	Side Bays: -
Porch: None	Chimney: None visible	Windows: 1-over-1 Replacements

Description: The one-story concrete block building has a rectilinear footprint and a front-gable roof. The façade is clad in brick and divided into three fenestration bays. The center bay has a wood paneled door with a pilaster surround, topped by an entablature molding. Above the door is a fixed oculus window. The outer two bays have one-over-one windows flanked by fixed shutters. This window type is repeated on the north elevation. The building is connected by a rear hyphen to its neighbor, 26 N High. A concrete block garage faces to the alley east of the building.

Setting: The building is located on the southeast corner of N High St and Wing Hill Ln in the old village center of Dublin.

Condition: Good

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

Integrity Notes: The building has good integrity.

Historical Significance: The building is within the boundaries of the City of Dublin’s local Historic Dublin district. The property is also recommended contributing to the recommended 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:** N/A



26-28 N High St, looking southeast



26-28 N High St, looking northeast



RECORD OF DETERMINATION

Administrative Review Team

Thursday, October 11, 2018

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

3. BSD HC – Dublin Toy Emporium, Sign **28 N. High Street**
18-067ARB-MPR **Minor Project Review**

Proposal: An approximately 4.5-square-foot blade sign for an existing tenant space within Historic Dublin on a 0.15-acre site zoned Bridge Street District Historic Core.

Location: East of North High Street, ±200 feet north of the intersection with West Bridge Street.

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

Applicant: Enas Lanham, Dublin Toy Emporium.

Planning Contact: Nichole M. Martin, Planner I.

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-067

REQUEST: Recommendation of approval to the Architectural Review Board for a Minor Project Review with three conditions:

- 1) That the applicant use a permitted wood material for the sign background (HDU, cedar, redwood, treated lumber, or equivalent material);
- 2) That the applicant demonstrate eight feet of clear area is provided beneath the sign to be verified by the Building Standards Division at sign permitting; and
- 3) That the sign mounting hardware is painted to match the color of the hanging bracket.

Determination: This application was forwarded to the Architectural Review Board with a recommendation of approval. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION

Vince A. Papsidero, FAICP
Director of Planning





MEETING MINUTES

Administrative Review Team

Thursday, October 11, 2018 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Ray Harpham, Interim Building Official, Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshal; and Shawn Krawetzki, Landscape Architect.

Other Staff: Claudia Husak, Senior Planner; Nichole Martin, Planner I; Mike Kettler, Planning Technician; Hunter Rayfield, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: James Peltier, EMH&T; Pete Scott, Meyers + Associates Architecture; and John Woods, MKSK (Cases 1 & 2).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the September 20, 2018, meeting minutes. [There were none.] The minutes were approved as presented. He made note of the following Minor Modifications:

1. Bridge Park, Fado – Other modifications deemed appropriate by the Planning Director.
2. Bridge Park, Block H – Modifications to building material or color of equal or higher quality.
3. 250 W. Bridge – Modifications to the location and layout of parking lots.

RECOMMENDATIONS

**1. ~~BSD SRN – Bridge Park, Block F~~
~~18-060BPR~~**

**~~PID: 273-000867~~
~~Basic Plan Review~~**

~~Claudia Husak said this application is a proposal for the construction of a mixed-use development consisting of a hotel, a parking structure with a residential liner, and an additional building as part of the Bridge Park Development. She said the site is zoned Bridge Street District - Scioto River Neighborhood and is west of Dale Drive, southwest of the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation for approval to City Council of a Basic Plan Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Husak presented the Bridge Street District (BSD) process and said the final approval will be made by City Council as there is an Economic Development Agreement in place. She said this application will be reviewed at their meeting on October 22, 2018, where City Council will make a determination on the Basic Plan Review and the future required reviewing body.~~

~~Ms. Husak presented an aerial view of Blocks F & G and the layout of the labeled blocks to illustrate context within the Bridge Park Development. She noted that Block G is directly across from Block H and Blocks A, B, C, D, and H have all been approved while Blocks D & H are still under construction.~~

~~Ms. Husak presented the general layout proposed for the three buildings in Block F. She said the applicant has proposed building F1 to contain a hotel and a restaurant, F2 as a parking garage, F3, which is a liner for the parking garage for hotel/commercial use, and F4 that is intended for office space in the future. She indicated details for the hotel such as the number of rooms, footprint, and architecture will come later as~~



~~Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a vote for the Basic Plan Review and the results were unanimous for a recommendation of approval to City Council with seven conditions.~~

**3. BSD HC – Dublin Toy Emporium, Sign
18-067ARB/MPR**

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

Nichole Martin said this application is a proposal for an approximately 4.5-square-foot blade sign for an existing tenant space within Historic Dublin on a 0.15-acre site zoned Bridge Street District Historic Core, east of North High Street, ±200 feet north of the intersection with West Bridge Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 & 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the process for a Minor Project Review. She noted the ART is making a recommendation today to the Architectural Review Board that will hear this application on October 24, 2018.

Ms. Martin presented an aerial view of the site for context. She explained that in general, the Code allows two signs of different types and one additional sign for buildings with access to a public parking lot located to the side or rear of the structure. She added the Code allows for a projecting sign within the Historic District to be a maximum of eight square feet in size on the first story of the structure with a minimum of eight feet of clear distance between grade and the bottom of the sign.

Ms. Martin presented a photograph of the building on North High Street, which has a small concrete entrance between the front door and the City's brick sidewalk in the front at the corner of Wing Hill. She presented the proposed sign that consists of three colors, approximately nine feet in height, and 4.48 square feet in size. She described the proposed sign as a panel that is a double-faced, 0.5-inch MDO (Medium Density Overlay) plywood. She said the graphic is printed on 3M ControlTac with a UV laminate coating and is subsequently affixed to the MDO, which is not a permitted material in the Code. She said the sign will need to be revised to incorporate an approved material of High Density Urethane (HDU), cedar, redwood, treated lumber, or equivalent materials, as required by Code.

Ms. Martin said the sign is affixed to an existing wrought iron bracket, which the applicant has indicated is mounted to allow for 8 feet of clear distance below the sign. She stated the applicant will need to submit verification to the Building Standards Division confirming the clear distance below the sign prior to the issuance of a sign permit. She said additionally, all mounting hardware should be painted to match the mounting bracket. She reported this sign is already installed.

Ms. Martin said this sign was reviewed against the BSD Sign Design Guidelines, Minor Project Review Criteria, Architectural Review Board Standards, and Alterations to Buildings, Structure, and Site. She stated three conditions of approval were identified for the requested recommendation of approval to the Architectural Review Board:

- 1) That the applicant use a permitted wood material for the sign background (HDU, cedar, redwood, treated lumber, or equivalent material);
- 2) That the applicant demonstrate eight feet of clear area is provided beneath the sign to be verified by the Building Standards Division at sign permitting; and
- 3) That the sign mounting hardware is painted to match the color of the hanging bracket.

Shawn Krawetzki inquired about the detailed sign dimension. Ms. Martin assured him the sign meets all applicable Code provisions.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for a vote for the Minor Project Review and all were in favor of a recommendation of approval to the Architectural Review Board with the stated three conditions.

INTRODUCTION

4. ~~BSD C – McDonald’s Exterior Modifications & Signs~~ ~~337 W. Bridge Street~~ ~~18-036MPR/WR~~ ~~Minor Project Review/Waiver Review~~

~~Nichole Martin said this application is a proposal for exterior modifications and new sign installations for an existing drive-thru restaurant on a site zoned Bridge Street District – Commercial. The restaurant is south of W. Bridge Street, approximately 250 feet east of the intersection with Frantz Road. She said this is a request for a review and approval of a Minor Project Review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066.~~

~~Ms. Martin presented the process for a Minor Project Review. She explained there is an additional review process for the requested Waiver and Master Sign Plan, which the ART will need to make a recommendation to the Planning and Zoning Commission as the Minor Project Review is not meeting Code. She said the intent of today’s discussion was to gather the ART’s feedback to relay to the applicant.~~

~~Ms. Martin presented the aerial view of the site for context and zoomed in closer to show the surrounding development. She explained there is a shared parking agreement for this standalone restaurant with the larger plaza. She said the circulation for this structure contains one drive-thru lane that works counter-clockwise.~~

~~Ms. Martin said the proposal consists of site improvements, architectural modifications to the building, and a comprehensive sign package. She presented a photograph of the existing conditions. She said the applicant is proposing to add a patio with outdoor seating and other site improvements will include the removal and replacement of paving materials for 11 parking spaces including two ADA marked spaces. She said they will also remove and replace the sidewalk and patio with like-for-like materials as these have deteriorated over time.~~

~~Ms. Martin presented a landscape plan and reported Michael Hiatt has been out to the site and found the proposed landscape plan to be appropriate.~~

~~Ms. Martin presented renderings of each of the four elevations and explained the building structure itself would not change and the architectural modifications will just affect the facade. She said the applicant has proposed a variety of materials: brick will be on the main building to match the existing brick, and E-wood to create two feature walls (black tile arcade) with the iconic golden “M”, aluminum trellis awnings and portions of the upper façade will contain fiber cement siding. She said this “look” is becoming a common part of McDonald’s concept.~~

~~Vince Papsidero inquired about the drive-thru accent material as shown and Ms. Martin answered she thought it was intended to be a darker brick than the rest of the building.~~

~~Aaron Stanford inquired about the transparency requirement. Ms. Martin noted the BSD Code does not address transparency with existing structures and the applicant will now be require to comply with the new standards as defined in the Code.~~