

**2. Extravagifts  
19-033ARB-MPR**

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

Ms. Martin said this application is a proposal for the installation of an approximately 5.33-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic Core.

Ms. Martin noted the applicant was not present but she has had multiple conversations with her. She presented an aerial view of the site. She presented an image of the existing conditions. She presented the proposed five-square-foot sign that has the images and text screen-printed in black on a white MDO board. She indicated this situation was similar to an approved sign for a neighboring building to the north, which is a new toy store. MDO is not an approved material so the applicant will be required to revise the sign material. Staff's expectation is that the sign will have some dimensionality. Ms. Gilger asked if the sign is already installed. Per the image provided, it is hard to tell and Ms. Martin said she would verify with the applicant.

Ms. Gilger asked for clarification if the ART had approved this similar material. Ms. Martin clarified the ART had recommended approval to the Architectural Review Board (ARB) for a Master Sign Plan for the toy store. And then the ARB struggled with that decision as they determined this was not a good precedent to set allowing a lower quality material. They did so with the condition that the applicant would replace the sign with a better sign within a year to come into compliance. They wanted to ensure they did not set a precedent whereas if the applicant already had installed a sign that would not be approved that they could keep it.

Mr. Stanford asked if a different bracket could be used to hang the sign as the existing detracted from the sign. Ms. Husak said her concern was that the sign was white and flat which does not exist in the district. Mr. Stanford suggested the applicant could color the boxes and make the boxes project out for relief and added interest.

Mr. Papsidero asked if there were any further questions or concerns. [Hearing none.]

**3. Galbreath Realty  
19-034ARB-MPR**

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

~~Mr. Ridge said this application is a proposal for the construction of two patios and associated site improvements for an existing building zoned Bridge Street District Historic South. The ART will make a recommendation to the Architectural Review Board on May 16, 2019, for the Board's review on May 22, 2019.~~

~~Mr. Ridge presented an aerial view of the site. He presented photographs taken from Eberly Hill Lane out towards S. High Street that showed the limestone veneer and from the west-facing surface parking lot, which is a potential site for a future patio. He presented the current and proposed site plans whereas sites for both patios are proposed. He presented the graphic for the proposed elevation for the site improvements intended along Eberly Hill Lane including the raised patio as well as for the site improvements proposed for the elevation facing to the west. He presented images of the proposed Belden Brick Indian Red Clear pavers for the raised patio and the base will be covered in the same limestone veneer used currently on the building. The proposed wrought iron railing has an arch design, which the neighbor currently has.~~

~~Mr. Krawetzki asked if the fencing will run right along the lane and what the height will be. Mr. Ridge said he would have to verify. Ms. Husak indicated the Liquor Control Board may require a certain height.~~

~~Mr. Krawetzki asked if the parking spaces were shortened. Ms. Rauch inquired about the width of the lane and Mr. Krawetzki the width of the sidewalks connecting the patio to the entrance. Mr. Ridge said he would need to verify with the applicant as well as obtain more information about the proposed landscaping.~~

|               |            |                |              |            |     |
|---------------|------------|----------------|--------------|------------|-----|
| <b>Parcel</b> | 273-000016 | <b>Address</b> | 24 N High St | <b>OHI</b> | N/A |
|---------------|------------|----------------|--------------|------------|-----|

|                    |   |                       |                      |                     |                              |
|--------------------|---|-----------------------|----------------------|---------------------|------------------------------|
| <b>Year Built:</b> | 1962  | <b>Map No:</b>        | 116                  | <b>Photo No:</b>    | 1751-1752, 1756<br>(7/10/16) |
| <b>Theme:</b>      | Commercial                                      | <b>Historic Use:</b>  | Commercial           | <b>Present Use:</b> | Commercial                   |
| <b>Style:</b>      | Colonial Revival                                | <b>Foundation:</b>    | Concrete block       | <b>Wall Type:</b>   | Concrete block               |
| <b>Roof Type:</b>  | Front gable/asphalt shingle                     | <b>Exterior Wall:</b> | Brick/concrete block | <b>Symmetry:</b>    | No                           |
| <b>Stories:</b>    | 1   | <b>Front Bays:</b>    | 3                    | <b>Side Bays:</b>   | -                            |
| <b>Porch:</b>      | Recessed on the façade, supported by wood posts | <b>Chimney:</b>       | None visible         | <b>Windows:</b>     | Fixed metal frames           |

**Description:** The one-story concrete block building has a rectilinear footprint and a front-gable roof. The roof is sheathed in asphalt shingles and features a decorative cupola near the apex of the façade gable. The façade is clad in brick, except above the roofline, which is aluminum siding. A recessed porch spans the width of the façade, supported by wood posts. A pedestrian entrance is centered on the façade and flanked by multi-light fixed windows. 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 east side of N High St in the old village center of Dublin. A connected building to the north dates to the mid-twentieth century, and to the south is a nineteenth century building.

**Condition:** Good

|                   |              |   |          |   |              |   |            |   |
|-------------------|--------------|---|----------|---|--------------|---|------------|---|
| <b>Integrity:</b> | 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 Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

|                           |     |   |                             |                          |
|---------------------------|-----|---|-----------------------------|--------------------------|
| <b>District:</b>          | Yes | Local Historic Dublin district                                      | <b>Contributing Status:</b> | Recommended contributing |
| <b>National Register:</b> |     | Recommended Dublin High Street Historic District, boundary increase | <b>Property Name:</b>       | N/A                      |



24 N High St, looking northeast



24 N High St, looking southeast