

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470/fax 614-297-2496



OHIO
HISTORICAL
SOCIETY
SINCE 1885

1.No. FRA 2519-1	2.County FRA	4.Present Name(s)	<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED	FRA - 2519-1
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) Hutchinson-McKittrick Residence		FRANKLIN Hutchinson-McKittrick Res.
Roll No. 2	Picture No.(s) 20			16 N. High St.
6.Specific Address or Location 16 N. High Street		16. Thematic Association(s) commercial	28. No. of Stories 1 1/2	
6a. Lot, Section or VMD Number		17. Date(s) or Period 1843	29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity Dublin		18. Style or Design vernacular	30. Foundation Material stone	
8. Site Plan with North Arrow		18a. Style of Addition or Elements(s)	31. Wall Construction stone ashlar	
		19. Architect or Engineer	32. Roof Type & Material gable/st. seam metal	
		19a. Design Sources	33. No. of Bays Front 4 Side 2	
		20. Contractor or Builder	34. Exterior Wall Material(s)	
		21. Building Type or Plan	35. Plan Shape rect.	
9. U.T.M. Reference Quadrangle Name NW Columbus		22. Original Use, if apparent residence	36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain In #42)	
17 Zone Easting	320820 Northing	23. Present Use commercial	37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
10. <input type="checkbox"/> Site	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	38. Building Dimensions	
11. On National Register? Yes	12. N.R. Potential? Yes	25. Owner's Name & Address, if known	39. Endangered? No By What?	
13. Part of Estab. Hist. Dist? Yes	14. District Potential? Yes	26. Property Acreage	40. Chimney Placement 2 end interior	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		27. Other Surveys in Which Included National Register 4/79	41. Distance from and Frontage on Road 15' 40'	
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This home originally consisted of a 1-1/2 story stone structure with ashlar stone walls. The gable dormers, rear addition and second doorway are later additions.				
 PHOTO				
43. History and Significance (Continue on reverse if necessary) The builder, Zenas Hutchinson, occupied and ran the tavern across the street from approximately 1835-1855. He also served as mayor of Dublin. Dr. McKittrick lived here in the early 20th century and built his office next door.				
44. Description of Environment and Outbuildings (See #52) Located close to the street with a small front yard and stone wall in front.				
45. Sources of Information OHI 9/76; Dublin Historical Society; deed records				
49. Revised by N. Recchie		50. Date Revised 5/03		
50b. Reviewed by				

Parcel	273-000053	Address	16 N High St	OHI	FRA-2519-1
Year Built:	1843	Map No:	116	Photo No:	1746-1747 (7/9/16)
Theme:	Domestic	Historic Use:	Single family house	Present Use:	Commercial
Style:	Vernacular	Foundation:	Stone	Wall Type:	Stone
Roof Type:	Side gable/standing seam metal	Exterior Wall:	Stone	Symmetry:	Yes
Stories:	2	Front Bays:	4	Side Bays:	2
Porch:	Patio encircled by mortared stone wall	Chimney:	2, Interior, on ridge near the north and south gable ends	Windows:	1-over-1 and 2-over-2 Wood sashes

Description: The stone building has a rectilinear footprint with a two-story core, and a one-story addition spanning the width of the rear elevation. The side-gable roof is sheathed in standing seam metal and pierced by two gable wall dormers on the façade. Two doors serve as separate business entries on the façade. The majority of windows are two-over-two wood sashes, except in the dormers, which are one-over-one.

Setting: The building is located on the east side of N High St in the old village center of Dublin. A patio in front of the building is encircled by a mortared stone wall. Neighboring buildings are from the mid-nineteenth to mid-twentieth centuries.

Condition: Good

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

Integrity Notes: The building has excellent integrity.

Historical Significance: The property was listed in the NRHP in 1978 as part of the Washington Township MRA nomination. It is also within the City of Dublin's local Historic Dublin district. The property is 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
National Register: Washington Township MRA/Recommended Dublin High Street Historic District, boundary increase

Contributing Status: Recommended contributing
Property Name: Dr. McKitrick House/
Zenus Hutchinson House



16 N High St, looking northeast



16 N High St, looking southeast



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 26, 2011

CITY OF DUBLINTM

**Land Use and
Long Range Planning**
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

1. 16 North High Street Multi-Tenant Sign Plan 11-002ARB

**16 North High Street
Architectural Review Board**

Proposal: A multi-tenant sign for an existing retail building located within the Historic Business district, approximately 100 feet north of the intersection of West Bridge Street and North High Street.

Request: Review and approval of sign modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Mark Greiwe, Cruise One Dublin.

Planning Contact: Alexis Dunfee, Planning Assistant

Planning Contact: **Aleks Banic, Planning Assistant**
Eugenja M. Martin, ASLA, Landscape Architect

Eugenia M. Martin, ASLA, Landscape Architect
(614) 410-4600 adunfee@dublin.oh.us; emartin@

Contact information: (614) 410-4800, adumfee@dublin.oh.us, emhartin@dublin.oh.us

MOTION: Robert Schisler made a motion, seconded by Carl Karrer, to approve this Sign Plan application because the proposed primary identification wall sign and the secondary identification rear wall sign meet the requirements of the Zoning Code as well as the *Historic Dublin Design Guideline*, with two conditions:

- 1) The mounting brackets for the wall signs be concealed; and
 - 2) The one-square-foot wall sign be used as the primary identification sign on the front of the building.

VOTE: 5 – 0.

RESULT: This Sign Plan application was approved.

RECORDED VOTES:

William Souders Yes

Tom Currie Yes

Robert Schisler Yes

Carl Karrer Yes

Denise Franz King Yes

STAFF CERTIFICATION

64

Alex M.L.



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
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DUBLIN ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

JANUARY 26, 2011

AGENDA

1. **16 North High Street Multi-Tenant Sign Plan
11-002ARB
(Approved 5 – 0)** **16 North High Street
Sign Modifications**
2. **Bridge Street Corridor – Regulation Code Discussion**

Chair William Souders called the meeting to order at 6:30 p.m. Other Board members present were Tom Currie, Denise Franz King, Carl Karrer, and Robert Schisler. City representatives present were Eugenia Martin, Jennifer Rauch, and Libby Farley.

Motion and Vote

Tom Currie made a motion, seconded by Denise Franz King, to accept the documents into the record. The vote was as follows: Mr. Souders, yes; Mr. Schisler, yes; Mr. Karrer, yes; Ms. King, yes; and Mr. Currie, yes. (Approved 5 – 0.)

Motion and Vote

Carl Karrer made a motion, seconded by Robert Schisler, to approve the December 13, 2010 meeting minutes as presented. The vote was as follows: Mr. Currie, yes; Mr. Schisler; Ms. King, yes; Mr. Karrer, yes; and Mr. Souders, yes. (Approved 5 – 0.)

Communications

Eugenia Martin reminded the Board Members of the Joint Session for the Bridge Street Corridor to be held in Council Chambers at 6 p.m. on Monday January 31, 2011. She said she would investigate if food would be provided at the meeting.

Ms. Martin announced the Building Doctor Clinic has been set for September 8, 2011 and September 9, 2011. She said there is a lecture on Thursday night, the 8th, which will provide information on how to maintain older buildings. She said if an owner would like their historic home or business looked at and advice provided by a clinic doctor, then attendance at the lecture is mandatory. She said the session was free and open to the public, but registration is necessary. She said a flyer will be distributed from the Ohio Historical Society and will be posted in the District and the City's webpage.

Tom Currie called attention to a newspaper article about the availability of new indoor gas meters. He suggested when the Code or *Guidelines* are revised, something be included to encourage utilities be hidden in order to not break up the historic front or sides of a building.

Ms. Martin said Planning would check with the utility companies regarding their regulations on the placement and location of meters.

Mr. Souders briefly explained the rules and procedures of the Architectural Review Board. He swore in those interested in speaking in regards to the cases on the agenda, including the applicant, Mark Greiwe and City representatives.

**1. 16 North High Street Multi-Tenant Sign Plan
11-002ARB**

**16 North High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of a multi-tenant sign plan for an existing building located at 16 North High Street. She presented photographs of the two existing five-square-foot wall signs which are constructed of 1 ½-inch thick HDU and attached to the building with hidden stainless steel screws and nylon anchors. Ms. Martin said the background of the existing signs are sandblasted and painted Sherwin Williams Rookwood Red. She said the border and the text are painted Sherwin Williams Moderate White.

Primary Identification Sign

Ms. Martin said the applicant is proposing the addition of a one-square-foot sign panel to be located below the southern existing five-square-foot wall sign. She said the *Historic Dublin Design Guidelines* permit signs to be a maximum of six-square feet in size. She said the additional sign panel will be constructed similar to the existing wall sign in material, finish, and colors. She said the font proposed is Caston Bold. She said the method of the attachment was not indicated on the plans and will need to be concealed.

Ms. Martin said the applicant is also proposing a multi-tenant projection sign with two different potential locations. She said the multi-tenant projection sign is in addition to the existing wall signs. She said both options consist of double-sided six-square-foot sign faces, painted Rookwood Red. She said the 6.75-inches by 30 inches aluminum tenant panels are white with maroon colored text.

Ms. Martin explained Code permits one wall sign per building or use, or one ground sign, but not a combination of both. She said the addition of the multi-tenant projection sign with the current wall sign is not permitted by Code. She said the approval of the multi-tenant projection sign would require the removal of both existing wall signs on the front façade of the building.

Ms. Martin explained the proposed ground-mounted projection sign is not permitted by Code as all ground signs are to be located eight feet from the right-of-way. She said a variance would be required from the Board of Zoning Appeals if it was sanctioned by the Board.

Ms. Martin said Planning recommends approval of the one-square-foot wall sign panel, as it is more consistent with the existing wall signs, the structure and overall sign design.

Secondary Identification Sign

Ms. Martin said the applicant is also proposing a secondary identification sign at the rear of the structure. She explained the *Historic Dublin Design Guidelines* permit a second sign for any business or use which has a secondary entrance off of the rear of the building from a parking

area. Ms. Martin said a two-panel multi-tenant wall sign is proposed to be located on the north side of the rear entrance. She said the total sign size is 2.8-square feet and each tenant panel is approximately 1.4-square feet in size. She said the background is proposed to be painted Rookwood Red and the text and border would be painted Moderate White. Ms. Martin said the proposed secondary identification wall sign meets the *Guideline* requirements. She said based upon Planning's analysis of the general review standards, this proposal can be met with the following conditions:

- 1) The mounting brackets for the wall signs be concealed; and
- 2) The one-square-foot wall sign be used as the primary identification sign on the front of the building.

Robert Schisler asked where the true entrance for Cruise One was located.

Mark Greiwe, the applicant and part owner of Cruise One of Dublin said they had two entrances. He said their customers can access their second floor office either through the front entrance to Our CupCakery, or from the rear of the building if the other business was closed.

William Souders reviewed the three options proposed and asked if the applicant had a preferred option.

Mr. Greiwe said he would like to have both the wall sign panel and the multi-tenant projection sign, but he read the Code after he submitted his application and he now understood that a ground sign was not permitted in combination with a wall sign. He presented photographs he collected and had previously submitted of signs in the District. He said it appeared the Code was written for a single occupant and if there was a post sign, a wall sign was not needed for one door, entrance, or use. He said this building had three uses, and to have one post sign and three doors without signs would be very confusing for a customer or pedestrian in Historic Dublin to find their businesses.

Mr. Greiwe said the proposed wall sign panel could have hidden stainless steel anchors into the stone or they could just hang it from the existing sign and conceal the attachments if that was an option, which he preferred. He said they would use hidden stainless steel anchors on the rear wooden sign.

Mr. Souders said of the signs Mr. Greiwe presented, he recalled during his time as a Board Member only approving two of the signs and neither one was what they had approved. He said 'Nationwide' was approved, but the bottom sign panel and the sign on the door were not approved. He said how the other signs got there was before his time as a Board member. He asked which of the three options for the front sign was preferred by the applicant. He said the rear sign was not an issue.

Mr. Greiwe said there was only one option which permitted the customers to know what door to use. He said to take down the two existing wall signs and put up one multi-tenant projection sign in addition to small window signs was not a good option for any of the business owners. He said they preferred the proposal for the multi-tenant projection sign be omitted and the 5-inch by 30-

inch, one-square foot wall sign panel on the front and the multi-tenant sign panel on the rear of the building be approved. He said they were not going to remove signs already on the building.

Mr. Schisler said he had no issue with the signs preferred by Mr. Greiwe.

Mr. Souders verified Mr. Greiwe preferred Option 1, the addition of the one-square foot panel. Mr. Souders thanked Mr. Greiwe for gathering the photographs of signs in the District. Mr. Greiwe said he did it to get ideas for his signs.

Tom Currie asked if the proposed way finding signs would identify businesses. Ms. Martin said she did not think specific businesses would be identified. She said she was not sure what the way finding signs would include.

Ms. King asked why the rear sign only listed two of the three businesses. Mr. Greiwe explained for Our Cupcakery birthday parties, customers park in the back and go up to the second floor meeting room. He said Java Jan customers use the front door and come to the counter.

Linda Kick said she agreed with Mr. Greiwe the majority of Java Jan's customers generally use her front door. She said Java Jan was involved in the consideration of sign options available. Ms. Kick asked for an explanation and clarification as to why different buildings in the Historic District had different signs.

Ms. Martin said Bri-Hi Square as well as Town Center I and II are in a Planned Unit Development District which meant they had a development text written specifically for those parcels and developments. She said the development text allows them to make modifications to the Code, like to the signs requirements, such as number and type to permit both wall signs and projecting/blade signs. She said the Town Center I text addresses signs for second floor offices with access internal to the building. She said Planning recognizes the Sign Code could use some modifications in order to address some of these concerns, especially in a walkable district. She said consultant Greg Dale, with McBride, Dale, Clarion Associates, has been contracted to help address this.

Ms. Kick pointed said she did not understand how Code can be written for certain businesses and not others. She said it seemed like it was discriminating against certain businesses when they are not allowed the same opportunity to have as many signs just because a new building was built across the street and a sign package was made just for them. She asked why a sign package could not be made for this building.

Jennifer Rauch said by rezoning a property to a Planned Unit Development, more signs could be permitted. She said a rezoning in the District would need to be reviewed by the Architectural Board as well as the Planning and Zoning Commission and approved by City Council. She explained since the Historic District was a standard district, it was bound by limited rules, whereas the intent of a planned district was to provide more flexibility. She said it was unfortunate in the District certain developments have greater sign options than other businesses.

Ms. Kick suggested from a business owner's perspective, she would like to see this issue brought to the top of the pile rather than the bottom because they hear every day that customers did not see their signs. She said for revitalization of the area, which is a Council goal, it be something looked at sooner than later.

Ms. King recalled at a previous ARB meeting, the Board discussed projecting signs and wall signs. She said the issue needed to be addressed, because there was a safety issue from the standpoint of finding a building in an emergency. She said many times street numbers cannot be found on the buildings. She said when driving in traffic and watching for pedestrians, projecting signs would be helpful to find a business. She said she was very cognizant of sign pollution, but there has to be some equity, as well.

Ms. Rauch said Planning definitely agreed and could sympathize with the applicant. She said they would like to be in a more proactive state so signs are tasteful and match the building but also provide pedestrian and vehicular visibility.

Motion and Vote

Robert Schisler made a motion, seconded by Carl Karrer, to approve this Sign Plan application because the proposed primary identification wall sign and the secondary identification rear wall sign meet the requirements of the Zoning Code as well as the *Historic Dublin Design Guidelines*, with two conditions:

- 1) The mounting brackets for the wall signs be concealed; and
- 2) The one-square-foot wall sign be used as the primary identification sign on the front of the building.

The vote was as follows: Mr. Souders, yes; Mr. Schisler, yes; Ms. King, yes; Mr. Currie, yes; and Mr. Karrer, yes. (Approved 5 – 0)



PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

Creating a Legacy

APRIL 8, 2010

The Planning and Zoning Commission took the following action at this meeting:

**3. Our CupCakery
10-012CU**

**16 North High Street
Conditional Use**

Proposal: A 210-square-foot patio for an historic building, located on the east side of North High Street, approximately 100 feet north of the intersection with Bridge Street in the Historic District.

Request: Review and approval of a conditional use under the provisions of Code Section 153.236.

Applicant: Linda Kick, Owner.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect.

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: To approve this Conditional Use application because it complies with the review criteria with two conditions:

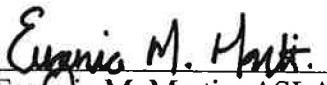
- 1) All patio amenities be removed by the tenant if the tenant vacates this space and is not replaced with another use that would utilize the patio; and
- 2) All patio furniture be stored during off-season at an off-site location.

*Linda Kick agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Conditional Use application was approved.

STAFF CERTIFICATION



Eugenia M. Martin, ASLA
Landscape Architect

Note: A Certificate of Zoning Plan Approval for a conditional use must be issued within one year of Planning and Zoning Commission approval, or the approval expires.

11-002ARB

Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Ms. Kramb said she disagrees with Planning that two stacking spaces was okay at the fuel station, she supports Code and if the applicant can provide information that traffic volumes will not go up that much she might decrease it but not down to two, but maybe four.

Mr. Fishman said that Mr. Hardts' point is well taken and would not support a big box and the elevations needs designed to represent small shops and not a Giant Eagle.

Mr. Hale said he would like to table this application.

Motion and Vote

Mr. Walter made a motion to table these Rezoning with Preliminary Development Plan/Final Development Plan applications at the request of the applicant.

Mr. Fishman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Zimmerman, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0.)

**3. Our CupCakery
10-012CU**

**16 North High Street
Conditional Use**

Ms. Amorose Groomes introduced this application regarding a 210-square-foot patio for a historic building, located on the east side of North High Street, approximately 100 feet north of the intersection of Bridge Street in the Historic District. She swore in those intending to speak in regards to this case including the applicant, Linda Kick and City representatives.

Ms. Amorose Groomes indicated there was no need for a presentation and asked if there was anyone from the general public that would like to speak with regards to this case. [There were none.]

Ms. Amorose Groomes said there were two conditions and amended condition number two to include “at an off-site location”.

Linda Kick agreed to the conditions as amended.

Motion and Vote

Mr. Walter made a motion to approve this Conditional Use application because it complies with the review criteria with two conditions:

- 1) All patio amenities be removed by the tenant if the tenant vacates this space and is not replaced with another use that would utilize the patio; and
- 2) All patio furniture be stored during off-season at an off-site location.

Mr. Fishman seconded the motion.

The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; Mr. Zimmerman, yes; Ms. Kramb, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0.)

**4. The Offices at Wilcox Place – All R Friends
10-013CU**

**5950 Wilcox Place
Conditional Use**

Ms. Amorose Groomes introduced this application regarding a 3,488-square-foot educational and training service facility for disabled adults within an existing office building zoned SO, suburban Office and Institutional District, located on the west side of Wilcox Road, approximately 700 feet south of Shier Rings Road.

Ms. Amorose Groomes indicated there was no need for a presentation and asked if there was anyone from the general public that would like to speak with regards to this case. [There were none.] She swore in those intending to speak in regards to this case including the applicant and City representatives.

Motion and Vote

Mr. Taylor made a motion to approve this Conditional Use application because it complies with the review criteria as submitted.

Mr. Walter seconded the motion.

The vote was as follows: Mr. Zimmerman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes adjourned the meeting at 10:21 p.m.

As approved by the Planning and Zoning Commission.



CITY OF DUBLIN

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MARCH 24, 2010

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

**1. Our CupCakery
10-011ARB**

**16 North High Street
Site Modifications**

Proposal: Site amenities for a patio for an historic building located on the east side of North High Street approximately 100 feet north of the intersection with Bridge Street in the Historic District.

Request: Review and approval of site modifications under the provisions of Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: John Kilbury, owner; represented by Linda Kick

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: Denise Franz King made a motion, seconded by Robert Schisler, to approve this Architectural Review Board application because the proposal meets the *Historic Dublin Design Guidelines* and requirements of the Zoning Code, with the following two conditions:

- 1) The applicant obtains a conditional use approval from the Planning and Zoning Commission prior to using the patio; and
- 2) The umbrella be 7-foot 6-inch diameter in size, either a market or patio/garden style, and the color of the shade be emerald green.

* Linda Kick agreed to the above conditions.

VOTE: 4 – 0.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

William Souders	Absent
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Yes

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

**1. Our CupCakery
10-011ARB**

Eugenia Martin presented this request for review and approval of site amenities for a patio for an historic building in the Historic District. She said the applicant intends to use the existing courtyard as a patio, which will require conditional use approval from the Planning and Zoning Commission. She said this application pertains to the proposed patio amenities including 28-inch square black wrought iron bistro-style tables, Chelsea black wrought iron chairs, and 6-foot diameter wood market-style umbrellas. Ms. Martin said the proposed color for the umbrella shade is berry, which compliments the sign colors for the businesses. She said the style of the proposed patio amenities is consistent with other approved amenities in the District.

Ms. Martin said at the January 27, 2010 Board meeting, the amenities were discussed. She said the Board was concerned the table size, quantity of chairs, and the umbrella size would not fit in the space and would be out of proportion with the building. She said the Board requested the applicant return with the number of tables, chairs, and umbrellas and their locations. She presented a plan indicating the proposed fire egress area, which was another concern of the Board. She said the fire egress area separates the 7-foot by 30-foot patio area into two spaces and each space would include two tables, six chairs, and one umbrella. Ms. Martin said the 2006 International Building Code requires a clear aisle width of 19 inches for assembly seating, but is not applicable to outdoor spaces. She said the applicant worked with Planning to ensure the chairs and tables could be laid out in such a manner to meet those guidelines which addresses the Board's concern about maneuverability.

Ms. Martin said after the Planning Report was distributed, the applicant provided images depicting three different umbrella sizes and two different shade styles. She pointed out the information was provided to the Board members at the beginning of the meeting. She said they would review the different attributes of the umbrellas beginning with size and then style. She presented photographs of the 6-foot diameter, 7-foot 6-inch diameter, and 9-foot diameter umbrellas. Ms. Martin pointed out if the 9-foot diameter umbrella was fully extended, it would project out into the pedestrian pathway.

Ms. Martin said the application identifies the proposed umbrellas as market-style which references the type of umbrellas typically used at outdoor markets and cafés. She said the distinct feature of market umbrellas is the absence of hanging valances around the edge. She said another feature of market umbrellas is the additional crown of fabric at the top which allows wind gusts to escape through the top.

Ms. Martin said the applicant has expressed an interest in using a patio or garden-style umbrella instead of the market-style proposed in the application. She said a patio/garden-style umbrella typically has hanging valances around the edge and presented an image. She said the applicant is also requesting a change in the shade color of the umbrella from the proposed berry color, to an emerald-green color, similar to the color of the 7-foot 6-inch diameter umbrella shown earlier.

Robert Schisler said since one umbrella was being used on each side and towards the end of the patio, he thought the style and color of the 7-foot 6-inch diameter umbrella would fit.

Denise Franz King asked if umbrella styles were suggested in the *Guidelines*. Ms. Martin said the *Guidelines* do not speak to umbrella styles. She said however, the approved umbrella styles at Brazenhead and Tucci's are a market-style.

**16 North High Street
Site Modifications**

Mr. Schisler asked if the emerald green shade shown in the image was the actual color because it looked darker than the color in the additional packet information.

Linda Kick, the applicant, confirmed the photograph showed the actual emerald green umbrella and said they preferred the umbrella in emerald green to contrast with the building, rather than trying to match the signs or roof.

Mr. Schisler said he did not care which style was used. He pointed out the Java Jan sign could be read easier with the market-style umbrella.

Gene Antauer, co-owner of Java Jan's, stated the patio/garden-style was his wife's preferred umbrella style because she liked the hanging valances.

Ms. Martin clarified the Board was discussing an alteration of the umbrella proposed in the application and would require a condition in their final motion.

Motion and Vote

Denise Franz King made a motion, seconded by Robert Schisler, to approve this Architectural Review Board application because the proposal meets the *Historic Dublin Design Guidelines* and requirements of the Zoning Code, with the following two conditions:

- 1) The applicant obtains a conditional use approval from the Planning and Zoning Commission prior to using the patio; and
- 2) The umbrella be 7-foot 6-inch diameter in size, either a market or patio/garden style, and the color of the shade be emerald green.

Linda Kick, the applicant agreed to the above conditions.

The vote was as follows: Mr. Currie, yes; Mr. Karrer, yes; Mr. Schisler, yes; and Ms. King, yes. (Approved 4 – 0.)

Mr. Currie adjourned the meeting at 7:12 p.m.

| As approved by the Architectural Review Board.



ARCHITECTURAL REVIEW BOARD

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

BOARD ORDER

JANUARY 27, 2010

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

**1. 16 North High Street
09-116ARB**

**16 North High Street
Site Modifications**

Proposal: Repair an existing concrete patio, install an inline storm drain and patio amenities for an historic building located on the east side of North High Street, approximately 100 feet north of the intersection with Bridge Street in the Historic District.

Request: Review and approval of site modifications under the provisions of Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: John Kilbury, JC Land Company

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made a motion, seconded by Carl Karrer, to approve this Architectural Review Board application with three conditions:

- 1) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better;
- 2) That the applicant obtain a Certificate of Zoning Plan approval and a conditional use approval prior to using the patio; and
- 3) That the patio amenities be resubmitted to the Architectural Review Board for approval at a later date.

* John Kilbury agreed to the above conditions.

VOTE: 3 – 1.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

William Souders	No
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Absent

STAFF CERTIFICATION

Eugenia M. Martin, ASLA
Landscape Architect

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

1. 16 North High Street
09-116ARB

16 North High Street
Site Modifications

Chair William Souders swore in those who intended to speak in regards to this case including the applicant, John Kilbury and City representatives.

Eugenia Martin presented this request for review and approval for site modifications on the west side of an existing 1½ story building. She said the modifications requested are the repair of an existing concrete patio, patio amenities, and the installation of a channel drain.

Ms. Martin said an existing channel drain was located in front of the southern door. She said historically, the site has experienced drainage issues, and the District-wide 2003 and 2004 storm water improvements helped alleviate those issues. She said at the time, the owner was made aware of additional onsite modifications which could be done, including yard drains and the channel drain. Ms. Martin said during the replacement of the courtyard material, the applicant relocated the channel drain to between the two historic stone columns. She said the installation of the channel drain damaged the northern stone column base and Planning recommends this column be repaired to preconstruction condition.

Ms. Martin said the building tenants intend to use the existing courtyard as a patio which will require a conditional use approval from the Planning and Zoning Commission. She described the proposed patio umbrellas, black wrought iron tables, and chairs which are consistent with previously approved patio amenities in the District.

Ms. Martin reported the existing patio material does not meet the intent of the *Dublin Historic Design Guidelines* and Planning recommends the patio material be constructed of stone or brick. She said patios in the District are either brick or pavers. She said Planning's analysis is concrete is out of character for the District, as well as the structure.

Ms. Martin said based on Planning's analysis, the intent of the Historic Dublin Design Guidelines may be met with the following three conditions:

- 1) That the patio material be changed to stone or brick to be more consistent with the intent of the *Guidelines* and complement other patios in the immediate vicinity;
- 2) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better; and
- 3) That the applicant obtain a Certificate of Zoning Plan Approval and a conditional use approval prior to using the patio.

Tom Currie asked how it was determined the concrete patio had purposely been cracked to make it appear like stone. He said it looked like they replaced a cracked and crumbling concrete patio. Mr. Currie referred to the *Guideline* that patios may be constructed of concrete or brick, and noted that the Code stated patios should be brick or stone. He asked if approved with Condition 1, would the applicant have to remove the exiting concrete and replace it with stone or brick.

Ms. Martin said the *Guidelines* state patios should be made of concrete or brick, and there have been many discussions about what would be appropriate in the District. She said Planning

looked at patios approved in the District and the patios for Tucci's, J Lui's, Oscar's, Dublin Village Tavern, La Chatelaine, and the proposed patios at the Bridge and High Development all consist of either brick, pavers or stone. She said a concrete patio would be out of character for what has been done in the District.

Ms. Martin said unfortunately, if the courtyard is approved with Condition 1, the existing concrete would have to be removed. She said Planning explored of the use of brick veneer on top of a concrete base, but it would add an additional inch, which means the doors would not be functional.

Mr. Schisler said he understood the *Guidelines* saying concrete, but there were many ways to install concrete in the character of a historic district. He asked if a stained concrete was considered.

John Kilbury, JC Land Company, the applicant/owner said he was not aware coloring of concrete could be done after the fact, but he could look into it. He said he was willing to cut expansion lines in the concrete. Mr. Kilbury presented a photograph of the patio. He said he had owned the property since 1961 and the concrete was not intentionally cracked.

Mr. Currie asked how long ago the new patio concrete had been poured. Mr. Kilbury said about three months ago. He said they repaired the courtyard by patching it, but they thought it was still too uneven and there might be liability or snow removal issues. He said they felt they were changing like materials with like materials.

Mr. Kilbury said the installed channel drain addressed the water issues. He said after many meetings with Ron Whittington, Paul Hammersmith, and Jay Herskowitz regarding the water drainage problem, he moved the original channel drain to between the columns as verbally advised.

Mr. Souders asked why the channel drain was not originally cut to fit between the columns. He suggested a piece of stone to fill the void in the stone column.

Mr. Souders said concrete can be cut with a small hand-held drill with a diamond-tip blade. He said he did not have a problem with a brick pattern that is saw cut and either leave the joints open or caulk them, even a different color. He said he was open to providing an alternative to replacing it with real stone or brick if saw cutting joints is a less expensive option.

Mr. Kilbury suggested saw cutting a square pattern to look like a tile. Mr. Souders suggested measuring the consistent width of the patio and divide it into equal parts. He said 24 inches was too large. He said he did not mind the color if cut into a smaller module. He said if that was cost prohibitive, then the other option was removing the concrete and installing bricks or pavers.

Mr. Kilbury presented photographs of other concrete patios in the District. Ms. Martin pointed out some of the photographs of the patios were associated with structures not listed on the National Register of Historic Places and they dated more to the 1950s or 1960s concrete block type structures. She said this is a historic structure, built in 1832, and the stone walls were on the National Register and the Ohio Historic Inventory. She said the OHI certificate notes a courtyard, but the material was not identified.

Ms. Martin said the City had no problem with saw cutting the concrete. She believed there was a way to achieve the look of a tile or a 12-inch by 12-inch paver by saw cutting and the concrete can be colored with an acid color wash product called Lithocrete.

Mr. Souders asked Mr. Kilbury if he was in agreement, if it ended up being a reasonable alternative, to saw cut the concrete and take the cuts to the face of the building face and stone wall, and not leave them short.

Mr. Souders agreed with Planning the intent, historically, is to have a paver look, which can be achieved by removing the concrete and installing pavers or by saw cutting the existing concrete. He said other Board members had expressed a way to etch some color into it, but the color was not as critical to him once the pattern is there. He said a different color grout could be injected into the saw cut joints.

Mr. Kilbury reiterated the patios he presented showed similarly-sized concrete patios. He pointed out J Lui's had a brushed concrete patio. Ms. Martin presented a photograph of J Lui's approved front patio that consists of pavers. She said Mr. Kilbury's photograph of a concrete patio at J Lui's was a walkway from the main public sidewalk to the entrance to the building.

Linda Kick, 7274 Rosegate Place, said as part of the lease agreement, she required the courtyard be repaired because it was breaking apart. She said they wanted to follow the *Guidelines* by replacing with like material and concrete was an approved material. She said they were trying to put the patio back in the exact same condition and not change the look and feel of the building.

Mr. Currie referred to Zoning Code Section 153.182 – Materials, all new structures and all reconstruction or remodeling of existing structures within the Architectural Review District shall utilize natural traditional exterior materials such as brick, stone, masonry, and wood. He said the Board had approved many materials beyond that.

Denise Franz King suggested there may be an issue if the Board was not clear among themselves what guidelines they provide for the public because it makes it hard on the public. She said she learned by serving on the Board that details do matter, and details, when taken as a whole, are what make the Historic District so special.

Ms. King said her position was it was replacing like with like and the document given to those who live and work in the Historic District states concrete is okay. She said she would prefer pavers or brick or to have it cut to look like that.

Ms. King said at this point, given how closed off from public view this patio is by virtue of the stone wall, and given like material was replaced with like, at a minimum, what should be done in this case is the concrete should be cut so it breaks properly and does not end up looking like the former concrete, that the stone wall should be repaired, and a Certificate of Zoning Plan Approval should be obtained.

Carl Karrer said the choice of material was the same as the past and was acceptable, but he was not sure the past material was appropriate because it broke. He asked what the slab thickness was and what the slope was.

Mr. Kilbury said the previous concrete that was intentionally broken was only one inch thick in places. He said this is at least four inches thick all with steel rebars and there was a positive slope from the building side to the street side.

Mr. Karrer pointed out this building was in a location where a lot of people will see it. He said he would be pleased to see either slate-like or tile-like pavers, but that was not a requirement. He said he was satisfied this slab will not give the kind of problems the earlier slab did.

Mr. Karrer asked how many tables and chairs are proposed. Ms. Kick said the intent was to have a total of four tables, two on each side, and two umbrellas, one on the farthest north side and one on the farthest south side. Ms. Kick said they are requesting 16 chairs, but do not expect to need them all.

[Ms. King excused herself from the meeting.]

Mr. Currie noted the drawing showed the courtyard as 7 feet wide by 30 feet long and the umbrellas were 7 ½ feet in diameter. Ms. Kick said the patio umbrellas may extend over the stone wall a little or they may change to a six-foot diameter umbrella. She asked for advice.

Mr. Souders did not think any umbrellas were appropriate for the small area because the space was too narrow. He said any kind of umbrella would overpower the context of the building. He said there needed to be fire egress to the public way.

Mr. Schisler suggested considering a bench and corner table.

Mr. Souders summarized the Board's discussion. He said the Board was divided on the interpretation of the intent of the *Guidelines* mentioned in Condition 1. He said Conditions 2 and 3 were acceptable. He said he would like to see a photograph of how an umbrella would look in the space as well as new drawings showing how the furniture would be configured on the patio. He asked the patio amenities be withdrawn from this application.

Mr. Schisler agreed with Ms. King the concrete courtyard was repaired with concrete. He said the stone column had to be fixed.

Mr. Currie said he also agreed with Ms. King the concrete did not need to be removed and replaced, however he preferred it would be scored and made to look more like pavers.

Mr. Karrer said he felt the concrete should be considered in compliance with the *Guidelines*. He said the effect of the drain on the stone column must be repaired. He said he supported the approval of the application. He suggested a tabling of the amenities so the Board can see how they would affect the appearance of the front of the building and give Ms. Kick a chance to see what fits the space. Mr. Karrer asked for Planning's comments.

Ms. Martin said with applications such as this, Planning reviews and makes recommendations as if the work has not been done. Ms. Rauch said that Planning used the information they had to make their recommendation, but if the Board understands this to be a repair, the first condition could be eliminated.

Mr. Souders said his only concern was applicants have access to all the information needed. Ms. Martin said the two documents necessary are available online on Dublin's webpage or by contacting Planning.

Motion and Vote

William Souders made a motion, seconded by Carl Karrer, to approve this Architectural Review Board application with three conditions:

- 1) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better;
- 2) That the applicant obtain a Certificate of Zoning Plan approval and a conditional use approval prior to using the patio; and
- 3) That the patio amenities be resubmitted to the Architectural Review Board for approval at a later date.

John Kilbury agreed to the above conditions.

Mr. Souders clarified the patio furniture will come back to the Board with an appropriate plan that shows how many tables, chairs, and umbrellas are being requested and their location.

Ms. Kick agreed.

The vote was as follows: Mr. Currie, yes; Mr. Schisler, yes; Mr. Karrer, yes; and Mr. Souders, no. (Approved 3 - 1)



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BOARD ORDER

DECEMBER 16, 2009

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

1. **Our Cupcakery / Java Jan
09-101ARB**

**16 North High Street
Sign Modifications**

Proposal: Two wall signs for two new businesses located at 16 North High Street. The 0.27 acre site is located on the east side of North High Street, north of the intersection with West Bridge Street, in the Historic District.

Request: Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Linda Kick, Owner of Our CupCakery; Janet Antauer, Owner of Java Jan

Planning Contact: Eugenia M. Martin ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made a motion, seconded by Tom Currie, to approve this Architectural Review Board application with five conditions:

- 1) That the wall signs be located adjacent to each of the respective business entrances and located six inches below the door header and six inches from the door jamb, to the nearest mortar joint;
- 2) That the attachment of the signs be in the mortar joints and be concealed;
- 3) That the existing decorative bracket above the north door be removed and the mortar joints be repaired;
- 4) That the applicant use the proposed alternative light fixture in lieu of the existing gooseneck fixture in its existing location; and
- 5) That a sign permit be obtained for each sign prior to installation.

*Linda Kick, agreed to the above conditions.

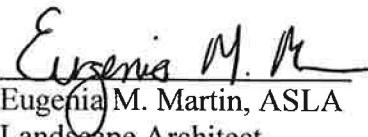
VOTE: 4 – 0.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Absent
Denise Franz King	Yes

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Tom Currie asked the next steps to select an artist for the Karrer Barn – Art in Public Places project and the Board's role in the process. Ms. Martin indicated she would contact Sara Ott for an update. William Souders said at the last Council meeting, it was indicated the process would be slowed and the design process would begin in 2010 as opposed to being fully implemented by the 2010 Bicentennial.

Mr. Souders briefly explained the rules and procedures of the Board. He swore in those who intended to speak in regards to any of the cases on the Agenda, including the applicants, their representatives, and City representatives.

**1. Our Cupcakery / Java Jan
09-101ARB**

**16 North High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of sign modifications for two businesses. She said the sign modifications are proposed to be on the North High Street façade of the building. She explained the signs are proposed to be located in the blank area between the two business entry doors and the existing gooseneck light would be relocated to highlight both signs. Ms. Martin said the bottom of the signs would be eight feet, six inches from grade, which meets Code. She said the signs are both five-square feet in size and made of 1 ½-inch thick high-density urethane. Ms. Martin explained the signs will be attached to the building with stainless steel screws and nylon anchors located in the mortar joints.

Ms. Martin said the 'Our Cupcakery' sign was previously approved in February 2007 for the applicant's former location at 119 South High Street. She said the font is Caslon 550 Italic and the tag line is Palatino. She said the 'Java Jan' sign font is Commercial Script and the 'Gourmet Coffee' text is Lucida Sans. Ms. Martin said the background of the signs would be sandblasted away, leaving a raised text and border and. She said the background would be painted Rookwood Red while the text and border would be painted Immoderate White. Ms. Martin said the applicant is proposing to use the existing 21 ½-inch tall gooseneck light fixture, but has provided an alternate 10¼-inch tall fixture with a similar warehouse shade but with a lantern style mounting.

Ms. Martin said the proposed location for the signs was selected due to a conflict with an existing gutter. She said the design of the building, with two separate entrances, architecturally calls for each sign to be located above the doors and Planning recommends the signs be relocated to that location. She said the relocated light fixture would block the views of the signs and Planning recommends the applicant use the alternative light fixture. Ms. Martin said the applicant indicated the electric supply to the light fixture would be on the exterior of the building through a stone-colored conduit. She said Planning recommends all electric be run internally to the building to not alter the architectural character of the structure.

Ms. Martin said the proposed signs have been reviewed by Planning for compliance with the preservation and character of the Historic District, the Historic Dublin Design Guidelines, and the Zoning Code. She said size, scale and design compatibility have great impact on the building and the District and Planning recommends approval with the following six conditions:

- 1) The location of the wall signs be above the respective business entrance into the building and that the downspout above the south door be adjusted to accommodate a sign and light fixture;
- 2) The attachment of the signs be in the mortar joints;
- 3) The existing decorative bracket above the north door be removed and the mortar joints be repaired;
- 4) The applicant use the proposed alternative light fixture in lieu of reusing the existing gooseneck fixture and that each sign be individually illuminated;
- 5) The power supply to the light fixtures be located on the interior of the building, the existing gooseneck light fixture and junction box removed, and the area repaired; and
- 6) A sign permit be obtained for each sign prior to installation.

Robert Schisler asked if the stainless steel screws would be placed through the sign faces or would there be a bracket on the back of the signs. Ms. Martin said Planning recommends they be placed on the back of the sign.

Linda Kick, the applicant, said the challenge was the downspout which needs to be at a 45-degree angle if the southern sign is moved further to the right. She said there was only six inches to move the downspout over so it does not block the window.

Mr. Souders asked if the downspout emptied out onto the sidewalk. Ms. Kick said the downspout went to the far end of the building into another downspout and then another downspout. Mr. Souders suggested the downspout be put straight down between the doors since the light was being moved.

Mr. Schisler asked if there was an eight-foot Code restriction for wall-mounted signs, or could they be lower. He said if the signs were lowered, it would make it easier to deal with the gutter. Ms. Martin agreed the wall sign could be brought down so that the bottom is even with the top of the header above the door.

Mr. Souders confirmed the Code did not state that a wall mounted sign had to be eight feet; it just had to be a minimum of four feet. He suggested the sign be put to the left and right sides of the doors, down lower, below the header. Mr. Souders said the bottom of the sign would be around five feet. Ms. Kick asked if the bottom should start at about five feet. Mr. Souders said the top was more critical and it needed to be right below the wood header at the nearest mortar joint.

Denise Franz King said from the standpoint of a customer, some of the signs in the Historic District have ended up being too high. She said when you are looking at the shop, sometimes the signs are missed and the lower height would address the visibility, which then promotes business health as well as being architecturally in accord with the Guidelines.

Mr. Currie asked if they were going to use the existing light. Ms. Kick agreed to not move the existing lamp between the doors and stated the existing light fixture was broken after only six months. She asked if there was an objection to replace it with the proposed alternate light fixture. Mr. Souders, Mr. Currie, and Mr. Schisler agreed to the alternate light fixture being used.

Motion and Vote

William Souders made a motion, seconded by Tom Currie, to approve this Architectural Review Board application with five conditions:

- 1) That the wall signs be located adjacent to each of the respective business entrances and located six inches below the door header and six inches from the door jamb, to the nearest mortar joint;
- 2) That the attachment of the signs be in the mortar joints and be concealed;
- 3) That the existing decorative bracket above the north door be removed and the mortar joints be repaired;
- 4) That the applicant use the proposed alternative light fixture in lieu of the existing gooseneck fixture in its existing location; and
- 5) That a sign permit be obtained for each sign prior to installation.

Ms. Kick agreed to the five conditions.

The vote was as follows: Mr. Currie, yes; Ms. King, yes; Mr. Schisler, yes; and Mr. Souders, yes. (Approved 4 – 0.)

**2. Donatos Pizza
09-103ARB**

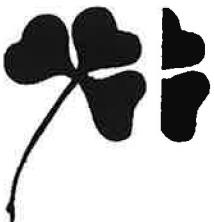
**6-12 South High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of sign modifications for an existing restaurant. Ms. Martin said the proposed sign modifications are located on the South High Street elevation and the East Bridge Street elevation. She said the signs will remain in the same location and the applicant proposed to use two new double-faced projecting signs which compliment the signs across the street at Town Center I. She said the decorative mounting brackets would be reused and the bottom of the signs would be 8-foot, 2-inches from grade. She said the signs are 3-inch thick redwood panels that will have the background carved away, leaving a raised text and border. Ms. Martin said the sign background will be painted Emerald Green and the border, text, and graphic will be painted Metallic Gold. She said the proposed font is Insignia, which has art deco and western style influences that are identified in the Historic Dublin Design Guidelines as appropriate font styles for the District.

Ms. Martin said the existing signs are illuminated by two box-like fixtures with florescent bulbs. She said a condition of the 1991 approval for the illumination of the signs was the lights were not to exceed 40-watts. She believed the condition was meant to include the lumen level, which would be equivalent to approximately 575 lumens. She said the proposed lights would be replaced with comparable lumen level LED lighting and the fixture painted to match the sign.

Ms. Martin said the two proposed signs were reviewed for compliance with preservation and character of the Historic District, the Historic Dublin Design Guidelines, and the Zoning Code. She said the size, scale, and design compatibility have great impact on the building and the District. She said it is Planning's analysis that the proposed application meets the Guidelines with two conditions:

- 1) The comparable wattage of the LED light fixtures not exceed 40-watts; and
- 2) That a sign permit be obtained prior to installation.



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

CITY OF DUBLIN, OHIO

Land Use and Zoning and
Long Range Planning Division
5800 Shaker-Rings Road, 1st Floor
Dublin, Ohio 43016-1236 16-1236

Phone/TDD: 614-410-4600 10-4600
Fax: 614-410-4747 10-4747
Web Site: www.dublin.oh.us

November 28, 2007

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

1. Your Marketing Corner 07-122ARB

16 North High Street
Sign

Proposal: A six-square-foot projection sign, located on the east side of North High Street, approximately 60 feet north of Bridge Street.

Request: Review and approval of the sign under the provisions of the *Historic District Guidelines*.

Applicant: James Hartley, Signcom, Inc.

Planning Contacts: Diane Alecsan, Planning Assistant and Abby Scott, Planner.

Contact Information: (614) 410-4600
dalecusan@dublin.oh.us and ascott@dublin.oh.us.

MOTION: Tom Holton made a motion, seconded by Tom Currie to approve this application with the following four conditions:

- 1) That anchor bolts for the sign be attached at the mortar joints rather than the stone face of the building in order to preserve the original building façade;
- 2) The two proposed paint colors be matte finish to blend with the building;
- 3) That a white softer than Super White be used on the sign face, subject to staff approval; and
- 4) That the sign be made of a 1½-inch thick HDU foam material.

* Mr. Crommes, Sign Com, Inc., agreed to the above conditions

VOTE: 4 - 0.

RESULT: This sign application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Yes
William Souders	Yes
Tom Currie	Yes
Linda Kick	Absent

Staff Certification

Abby Scott
Planner

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Communications

Mr. Gunderman reported that the Planning and Zoning Commission will be hearing the Bridge and High Streets Development this month and that the Board will review it after that meeting.

Mr. Holton explained the duties and responsibilities of the Architectural Review Board. He swore in those who intended to speak in regards to the cases on the agenda.

**1. Your Marketing Corner
07-122ARB**

**16 North High Street
Sign**

Diane Alecsan presented this case, a request for review and approval of a proposed six-square-foot projection sign. She said Planning has reviewed this application based on the *Historic Dublin Design Guideline #15*, and is recommending approval with the two conditions listed in the Planning Report.

The Board was in agreement with the details of the sign proposed with the exception of color and thickness.

Clayton Bryan asked that a softer white be used on the sign face instead of the proposed Super White subject to staff approval, since the building was a buff color and the sign was smooth-finished. Mr. Bryan also noted that other Historic Dublin signs were more off-white.

Mr. Currie noted that the proposed sign was wider than the bracket which seemed inappropriate. Mr. Souders agreed. Mr. Holton concluded that the Board recommends a 1½-inch high density polyurethane (HDU) foam be used instead of the two-inch thick foam proposed because of the sign proportion to the bracket.

Mr. Crommes, Sign Com, Inc., agreed to the following four conditions:

- 1) That anchor bolts for the sign be attached at the mortar joints rather than the stone face of the building in order to preserve the original building façade;
- 2) The two proposed paint colors be matte finish to blend with the building;
- 3) That a white softer than Super White be used on the sign face, subject to staff approval; and
- 4) That the sign be made of a 1½-inch thick HDU foam material.

Mr. Currie made the motion to approve this application with the four conditions listed above, and Mr. Holton seconded. The vote was as follows: Mr. Bryan, yes; Mr. Souders, yes; Mr. Currie, yes; and Mr. Holton, yes. (Approved 4 – 0.)

**2. Bailey Residence
07-116ARB**

**55 South Riverview Street
Site Modifications**

Gary Gunderman presented this case for a request to add a black steel ornamental fence with pointed finials for a single-family residence. He said the *Historic Dublin Design Guideline #13* states that fences should be a traditional style and material. He said Planning's opinion and recommendation is that the fence and proposed site plan be approved, but that the fence design be modified to eliminate the pointed finials because they do not meet the Dublin Zoning Code.