

OHIO HISTORIC INVENTORY

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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
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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	
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) Hutchinson-McKittrick Residence			
7.Roll No. Picture No.(s) 2 20					
6.Specific Address or Location 16 N. High Street		16. Thematic Association(s) commercial		28. No. of Stories 1 1/2	
8a. Lot, Section or VMD Number		17. Date(s) or Period 1843		17b. Alteration Date(s)	
7.City or Village If Rural, Township & Vicinity Dublin		18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8. Site Plan with North Arrow BRIDGE ST HIGH ST RIVERVIEW SCIOTO RIVER		18a. Style of Addition or Elements(s)		30. Foundation Material stone	
9. U.T.M. Reference Quadrangle Name NW Columbus 17 320820 4440760 Zone Easting Northing		19. Architect or Engineer		31. Wall Construction stone ashlar	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object		19a. Design Sources		32. Roof Type & Material gable/st.seam metal	
11. On National Register? Yes		22. Original Use, if apparent residence		33. No. of Bays Front 4 Side 2	
12. N.R. Potential?		23. Present Use commercial		34. Exterior Wall Material(s)	
13. Part of Estab. Hist. Dist? Yes		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		35. Plan Shape rect.	
14. District Potential?		25. Owner's Name & Address, if known		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		26. Property Acreage		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	
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		27. Other Surveys in Which Included National Register 4/79		38. Building Dimensions	
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.		39. Endangered? By What? No		40. Chimney Placement 2 end interior	
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.		41. Distance from and Frontage on Road 15' 40'		46. Prepared by N. Recchie	
44. Description of Environment and Outbuildings (See #52) Located close to the street with a small front yard and stone wall in front.		47. Organization BDR&C		48. Date Recorded in Field 9/76	
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			

FRA -
2519-1

FRANKLIN

HUTCHINSON-MCKITTRICK RES.

16 N. High St.



PHOTO

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. McKittrick House/
 Zenus Hutchinson House



16 N High St, looking northeast



16 N High St, looking southeast



BOARD ORDER

Architectural Review Board

Wednesday, September 25, 2019 | 6:30 pm

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

**6. 16-22 N. High Street
19-078ARB-MPR**

Minor Project Review

Proposal: Exterior and site modifications for two existing commercial buildings on a 0.26-acre site zoned Bridge Street District Historic Core.
Location: Northeast of the intersection of N. High Street and Bridge Street.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.
Applicant: Heidi Bolyard, Simplified Living Architecture and Design
Planning Contacts: Zachary C. Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/19-078

MOTION: Ms. Bryan moved, Mr. Keeler seconded, to approve the Minor Project with 10 conditions:

- 1) That the applicant update the umbrellas to be a UV-resistant material;
- 2) That the applicant update the lattice to a more durable material such as metal or cedar, subject to Staff approval;
- 3) That the applicant update the pathway with a brick paver matching the existing brick sidewalk, subject to Staff approval;
- 4) That the applicant update their plans to clarify the window patterns and mullions are like-for-like in style and character, subject to staff approval;
- 5) That the applicant provides standing seam metal roof specifications that match the existing standing seam metal roof, subject to Staff approval;
- 6) That the elevations be updated to reflect the changes to the color palette, including windows painted Kestel White, and the doors and roof in charcoal gray that coordinates with the overall color palette, subject to staff approval;
- 7) That the pillars of the stone patio wall be retained, while the connecting wall may be removed;
- 8) That the trellis be placed a minimum of one foot away from the existing structures;
- 9) That the applicant use planters instead of the gate; and



**6. 16-22 N. High Street
19-078ARB-MPR**

Minor Project Review

10) That the applicant work with staff to finalize the design of the window boxes and the plant materials.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes
Kathleen Bryan	Yes
Robert Bailey	Yes

STAFF CERTIFICATION



Zachary C. Hounshell, Planner I



~~makes it an issue.~~

~~Ms. Bryan moved, Ms. Stenberg seconded to approve the Minor Project with the following four conditions:~~

- ~~1) The applicant update the plans to eliminate the front door sidelights and to reduce the shed porch roof to be limited to only above the front door, and the depth of the porch be reduced, subject to staff approval.~~
- ~~2) The applicant revise the design to eliminate the HardiShingles on all elevations and continue the predominate façade material in lieu.~~
- ~~3) The applicant update the proposed color palette to colors other than a white body and black accents, subject to staff approval.~~
- ~~4) The applicant provide details for window trim and sills, columns, and board and batten siding, subject to staff approval.~~

~~Vote: Ms. Bryan, yes; Ms. Stenberg, yes; Mr. Alexander, yes; Mr. Bailey, no.
(Motion approved 3-1 with one recusal.)~~

6. 16-22 N. High Street, 19-078ARB-MPR, Minor Project Review

Ms. Stenberg stated that this is a proposal for exterior and site modifications for two existing commercial buildings on a 0.26-acre site zoned Bridge Street District Historic Core.

Staff Presentation

Mr. Hounshell stated that this is a request for review and approval of a Minor Project Review for 16 and 22 N. High Street. He clarified that signs are not included in this application. The Architectural Review Board (ARB) is the final reviewing body for this application. Upon approval from the ARB, the applicant may apply for building permits. The .26 acre site is located northeast of the intersection of North High Street and Bridge Street within the Bridge Street District – Historic Core District. The project is unique in that both buildings are located on the same parcel. In regard to the four surrounding buildings, two are considered contributing to the Historic District, another was built in 1962 and the other was built circa 1900.

Site:

16 North High Street was built in 1843 as a single-family house, which later was converted to commercial use. The stone building has a rectilinear footprint with a 1.5-story core, and a one-story addition spanning the width of the rear (east) elevation. A mortared stone wall encircles the patio at the front of the building. The stone wall was part of the original structure encircling a courtyard. In 2010, the Board approved its replacement with a patio. 22 North High Street is a commercial building that was built for commercial use circa 1900. The Queen Anne-style building has a rectilinear footprint.

Proposal:

The applicant is proposing many different minor changes to the site. The largest change is the proposed brick-paved path and courtyard where the existing private alley is located. With this improvement, the curbcut would be removed and the alley would be closed to vehicular access.

The proposed gate would be closed during the night. The existing gravel alley between the two structures is proposed to be renovated to create a brick-paved path. The new 8-ft. wide brick or stamped concrete path will match the existing sidewalk along North High Street. Vehicular access to the area will be eliminated by installing a 3.5-ft. tall ornamental iron fence with gate that is 6 feet wide. The pedestrian path is proposed to serve as an inviting space, with bistro-style tables placed sporadically throughout the area. Additionally, a portion of the north mortared wall on 16 N. High Street would be removed. Due to the later information that the mortared wall was part of the historic structure, the Board may want to consider that factor. Mr. Hounshell reviewed the materials to be used with this project. The applicant is proposing to repaint the entirety of 22 North High Street, and portions of 16 North High Street. The applicant is proposing to paint the siding a medium gray (Felted Wool; SW9171), the trim a light warm gray (Kestrel White; SW7516), and the doors a dark gray (Urbane Bronze; SW 7048). In addition to the painting, the numerous spots of rotting siding will be repaired. The stone on the watertable of 22 North High Street will be tuck-pointed. The existing roofs of both structures are in disrepair. The applicant is proposing to install a new metal roof on both buildings to replace the current standing-seam flat metal roofs. The applicant is proposing a ribbed metal roof panel, which will be a Charcoal Grey color to closely match the door color of Urbane Bronze. Staff will require that the new roofs be brought to the same specifications of the current standing-seam metal roofs. The applicant has proposed two new half-lite storm doors to replace the existing storm doors of 16 North High Street. The replacements will match the style of the existing doors on 22 North High Street, and will be painted Urbane Bronze. The applicant is proposing the replacement of windows on all elevations of both buildings. 16 N High Street has a majority of 2-over-2 windows, with 1-over-1 in the dormers. 22 N High Street has a mix of 1-over-1 and 6-over-1 windows. 1-over-1 windows are located on the west (front) façade. The applicant is proposing 1-over-1 Marvin brand wood windows, aluminum clad colored Bahama Brown. Staff recommends any replacement of the front façade windows be like-for-like with the existing storefront windows (2-over-2 style remains on front façade of 16 N High). During review of the proposal, staff recognized that the window clad color did not match the paint choices of the current proposal. Staff suggests that the Board consider whether the color should remain Bahama Brown or be adjusted to match the Urbane Bronze door color. The applicant is proposing six new window plant boxes for the windows. The specifics of which windows the plant boxes will be installed on were not provided. The Cedar wood window plant boxes will be painted Kestrel White. Staff has reviewed the application against the appropriate criteria and recommends approval with the following five conditions:

- 1) The applicant update the umbrellas to be a UV-resistant material;
- 2) The applicant update the lattice to a more durable material such as metal or cedar, subject to staff approval;
- 3) The applicant update the pathway to be a brick paver matching the existing brick sidewalk, subject to staff approval;
- 4) The applicant update their plans to clarify the window patterns and mullions be like-for-like in style and character; and,
- 5) The applicant provide standing-seam metal roof specifications that match the existing standing-seam metal roof, subject to staff approval.

Applicant Presentation

Eric Ward, Royal Elite Investments, 7049 Riverside Drive, Dublin, stated they have made one color change. They have attempted to lighten the colors, specifically the Urbane Bronze color. Currently,

the 16 N. High Street windows have dark trim. They are interested in a color similar to Kestrel White.

Ms. Rauch stated that they would remain with the same color palette, but using that color for a different application. Because it is one of the three proposed colors, that could be added as a condition. She suggested clarification on the proposal.

Mr. Ward responded that their request is to use the Felted Wool color for the walls and Kestrel White for the trim. The roof would be Charcoal Grey. The Urbane Bronze color would not be used at all.

Ms. Bryan inquired what color would be used on the doors.

Mr. Ward responded that the doors would be Charcoal Grey, to match the roofs.

Mr. Alexander inquired if the window cladding would match the door.

Mr. Ward responded that the window cladding would be Kestrel White. Both buildings will be entirely painted and both roofs will be entirely replaced.

Ms. Stenberg noted that with the requested elimination of colors, the revised color palette would be the Felted Wool, Kestrel White and Charcoal Gray.

Mr. Ward clarified that they would be replacing like with like on both doors and windows.

Ms. Rauch noted that Condition #4 already indicates that.

Ms. Bryan suggested that "subject to staff approval" be added to that condition.

Mr. Ward stated that currently, there is a hodge podge of windows. When the windows eventually are replaced, the intent is to make them a consistent combination, not what currently exists.

Mr. Alexander inquired if the windows are original.

Mr. Ward responded that some are, some are not. The building in front was built in the late 1800s; the back section was added later.

Ms. Stenberg inquired if the windows would not be changed, but only painted at this time.

Mr. Ward responded that is correct.

Mr. Alexander stated that even though the addition to the original structure is older, the windows in that addition would also be required to be "like for like." Although they do not match the windows in the front elevation, the windows in the addition have historical value, as well.

Mr. Keeler noted that would not apply to vinyl windows.

Mr. Alexander concurred.

Mr. Ward stated that their desire is to have consistency on the elevations.

Mr. Keeler inquired if all the windows on both buildings would be painted the same color.

Mr. Ward responded that all of the windows would be painted Kestrel White. He noted that on the south elevation of 22 N. High, two different windows are used on the same elevation. He would assume that was not the case originally.

Mr. Alexander responded that it may have been, because there is also a change in the siding. If the windows were original when those sections of the building were constructed, they need to be matched. Vinyl windows are obviously a replacement and do not need to be matched.

Ms. Stenberg inquired if the window details would be approved by staff.

Mr. Hounshell responded that is correct.

Ms. Stenberg clarified that what the Board is considering tonight are paint colors. New windows would require a future application.

Ms. Bryan suggested that a condition be added regarding the paint colors.

Mr. Hounshell inquired the Board's direction concerning removal of the northern part of the patio wall on 16 N. High Street. The purpose of the removal was to allow access between 16 N. High Street and the path.

Mr. Alexander requested clarification of the location on the site plan.

Mr. Hounshell stated that the northern portion of the front patio for 16 N. High Street is being removed. His understanding, however, is that it was part of the original structure. In 2010, the owner replaced the concrete patio, but they did not touch the mortar wall. Staff has not discussed this issue with the applicants, as it just became known in the last couple of days.

Ms. Bryan inquired if the wall is part of the historic structure.

Ms. Martin responded affirmatively. Initially, staff believed it was part of the 2010 addition. However, after closer review, it is obviously much older. The assumption is that it is original. If staff had been aware of that earlier, it would have been a condition that removal of the wall not be approved with this application. However, it is up to the Board's discretion.

Mr. Ward stated that they have an older photograph of the building showing a front porch and no wall, so it was not part of the original structure.

Ms. Martin responded that if the wall was not original, it was added much earlier than 2010.

Mr. Ward responded that would be correct. However, removal of the wall is critical to the intended operations. Otherwise, guests would have to walk out to the public sidewalk and around. There is no rear or side-door access for them.

Mr. Alexander inquired if there would be a similar situation on 22 N. High Street. Guests would exit the porch via the steps, enter through the gate and walk around.

Mr. Ward clarified that the intended use of 22 N. High is office. There is an existing tenant. The building is not suitable for retail or restaurant. Even if it were to be retail, no use of the courtyard is anticipated.

Ms. Stenberg stated that a photographic record from 1976 shows the stone wall existed at that time.

Mr. Keeler inquired if their rationale for removal of the wall is to improve the flow of pedestrian traffic.

Marvic Titus, Royal Elite Investments, 7049 Riverside Drive, Dublin, responded that the intent is to put tables in the courtyard, and this the only access for waiters serving those tables.

Mr. Ward stated that there is a unique opportunity to make the shared drive between the two buildings more than a gravel driveway.

Ms. Stenberg stated that she finds it difficult to approve removal of the wall.

Mr. Keeler stated that it would be helpful to know when the wall was added. When he purchased his home, it had porch posts that had been added in the 1980s. The ARB at that time considered that, although not historic, the posts told a story about the house. Later, he discovered the original posts in the barn, and ARB approved replacing the existing porch posts with the original posts. Unless the wall is 75-100 years old, his inclination would be to approve removal.

Ms. Stenberg noted that, according to the 1976 photographic record, it is at least 45 years old.

Mr. Alexander inquired the width between the two piers.

Mr. Ward responded that it is approximately 4.5 - 5 feet. The length of the wall is approximately 6 feet.

Mr. Alexander stated that one option would be to retain the piers and remove the portion between. There is acknowledgement of the past wall and provision of the desired access.

Ms. Rauch responded that a condition could be added to that effect.

Ms. Stenberg responded that would be a fair compromise.

Ms. Bryan inquired the applicant's response to that suggestion.

Mr. Ward responded that retaining both columns would be a reasonable solution. That was his intention.

Ms. Bryan inquired if it is possible to acquire some data on that wall.

Ms. Stenberg suggested that the condition could be based on the further review. Apparently, the wall was built sometime between the 1880s and 1976. Even if it were built as recently as the 1950s, that would make it 75 years old. We have identified our historic structures as anything more than 50 years old. This wall is at least 45 years old and most likely, older. That would make it officially a historic structure.

Mr. Ward stated that their proposal is not to remove the entire stone wall, just a 3-4 ft. section.

Mr. Keeler stated that if the wall were added after the 1920s, he would have no objection to their removing a minimal portion of the wall.

Ms. Stenberg concurred.

Mr. Alexander stated that he is concerned about the trellis. That material is not rigid, and should not be applied to the building. It is not wise to have plants growing up the side of a building. It is becoming more common to see trellises placed about one foot from the building. Putting plants against a building will trap moisture and can lead to insect infestation. In addition, there are enzymes or materials in the feet of most climbing plants that will deteriorate the structure. If a trellis were added, he would recommend that it be placed at least one foot away from the walls of the structure. The window boxes present a similar issue. How will they be attached? There are some window boxes with a wrought iron system with specific areas to be secured, and the window boxes lift out of the structure.

Ms. Titus responded that she would prefer to use artificial plants, which require no time spent on maintenance.

Mr. Ward responded that there are many window boxes along the street. They are willing to work with staff on the preferred design.

Mr. Alexander stated that he has not seen a previous window box proposal since joining the Board.

Ms. Bryan responded that she has concerns about artificial plants, which typically look like artificial plants. She would recommend that a condition be added that the applicant work with staff regarding that item.

Ms. Stenberg responded that is particularly so with a historic property.

Ms. Rauch inquired if the Board is also requiring a more substantial material than is proposed for the trellis.

Mr. Alexander responded that the lattice would have to be. Staff has provided a condition that requires a durable material be used.

Mr. Alexander inquired if the proposal is that a public right-of-way be dedicated for private use, would that be a zoning issue?

Mr. Ward responded that is not public right-of-way.

Ms. Rauch stated that it is not a public right-of-way. They had some discussions concerning the gate. Is the gate the most appropriate way to address this? Staff suggested bollards, but the applicant preferred to use a gate. However, her understanding is that the gate will be open during the day and closed at night.

Mr. Ward responded that the gate will be open, but there will be no vehicular traffic there.

Ms. Rauch stated that because the curb cut will continue to exist, motorists could potentially believe they could drive through there.

Ms. Bryan stated that is a concern. People unfamiliar with the neighborhood could think they are permitted to drive through there.

Mr. Ward stated that they considered removing the curb cut, but then people will park there. The City puts emphasis on the creation of spaces that draw people in. With the current curb cut, that will occur. The alley will be lit and have landscaping. It will draw people in, but not vehicles.

Mr. Bailey stated that if it is going to be only a walkway, there is no need for a curb cut. If he saw the current curbcut, he would likely pull in there. Was the reason they did not want to remove the curb cut to avoid a parking space being added at that location?

Mr. Ward responded affirmatively. He wanted to make it a walkway.

Mr. Keeler suggested that planters be placed across the apron to prevent vehicles entering the alley. It would retain the open feel.

Ms. Rauch responded that the planters could not be placed at the apron, but they could be used in lieu of the gate. The right-of-way line is the edge of the sidewalk adjacent to the building. Planters would not be permitted in the public right-of-way. The sidewalk and the curb cut are in the right-of-way.

Mr. Keeler stated that the planters are temporary.

Ms. Rauch stated that she is not certain that Engineering would be amenable to that suggestion.

Mr. Keeler stated that planters create a certain feel. A gate is a quaint, unique idea. He would suggest either moving the gate back or eliminating it. Two or three temporary planters in the public right-of-way would prohibit vehicle access, but could also be removed.

Mr. Ward responded that they have no objection to using planters versus the gate. It meets their purpose of keeping that area semi-private.

Mr. Keeler stated that his personal preference is for the darker window trim. He would prefer that the door and windows match.

Mr. Ward stated that they are attempting to lighten the buildings and change the feel slightly, to freshen that corner of Old Dublin.

Ms. Bryan moved, Mr. Keeler seconded to approve the Minor Project with ten conditions:

- 1) The applicant update the umbrellas to be a UV- resistant material.
- 2) The applicant update the lattice to a more durable material such as metal or cedar, subject to staff approval.
- 3) The applicant update the pathway to be a brick paver matching the existing brick sidewalk, subject to staff approval.
- 4) The applicant update their plans to clarify the window patterns and mullions be like-for-like in style and character, subject to staff approval.
- 5) The applicant provide standing-seam metal roof specifications that match the existing standing-seam metal roof, subject to staff approval.
- 6) The elevations be updated to reflect the changes to the color palette, including windows painted Kestrel White, and the doors and roof painted a charcoal gray color that coordinates with the overall color palette, subject to staff approval.
- 7) The pillars of the stone patio wall be retained, while the connecting wall may be removed.
- 8) The trellis be placed a minimum of one (1) foot from the existing structures.
- 9) The applicant use planters instead of the gate.
- 10) The applicant work with staff to finalize the design of the window boxes and the plant materials.

Vote: Mr. Alexander, yes; Mr. Keeler, yes; Ms. Keeler, yes; Mr. Bailey, yes; Ms. Stenberg, yes.
(Motion approved 5-0.)

There were no additional questions or comments.

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.



CITY OF DUBLIN,

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Long Range Planning
5800 Shier-Rings Road
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 26, 2011

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


Eugenia M. Martin, ASLA
Landscape Architect

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)



CITY OF DUBLIN.

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

DECEMBER 16, 2009

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

- 1. **Our Cupcakery / Java Jan** **16 North High Street**
09-101ARB **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.

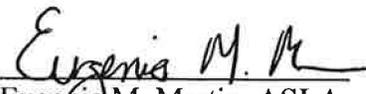
VOTE: 4 – 0.

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

November 28, 2007

CITY OF DUBLIN, OHIO

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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 Alecusan, 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 Alecusan 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.

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