

Parcel	273-000138	Address	16-18 E Bridge St	OHI	N/A
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Year Built:	Ca.1900	Map No:	116	Photo No:	1739-1740 (7/9/16)
Theme:	Commercial	Historic Use:	Commercial	Present Use:	Commercial
Style:	Vernacular	Foundation:	Not visible	Wall Type:	Frame
Roof Type:	Flat	Exterior Wall:	Stucco/shiplap/vertical board paneling/board and batten	Symmetry:	None
Stories:	2	Front Bays:	7	Side Bays:	4
Porch:	Concrete stoop/second story wood deck and awning	Chimney:	None visible	Windows:	Casements and fixed metal frame

Description: The commercial building has an L-plan footprint, with one-story shop section, and a two-story addition on the rear. The roof is flat, and a tall parapet sheathed in vertical board paneling is on the façade of the store section. The remainder of the building is clad in stucco and shiplap. The store section has a central entrance flanked by display windows. The rear addition has two pedestrian doors on the south elevation and metal casement windows.

Setting: The building is located on the northwest corner of E Bridge St and N Blacksmith Ln in the old village center of Dublin. A paved parking lot fronts the building. A dry-laid stone wall extends along the east side of the property.

Condition: Good

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

Integrity Notes: The building has poor integrity, from material changes and additions.

Historical Significance: The property is located within the boundaries of the City of Dublin's local Historic Dublin district, and the recommended Dublin High Street Historic District, boundary increase. It is recommended non-contributing to both districts.

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



16-18 E Bridge St, looking northwest



16-18 E Bridge St, looking northeast



CITY OF DUBLIN.

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

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

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

AUGUST 24, 2005

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

1. Architectural Review Board – 05-117ARB – Bridge Street Pizza – 16 East Bridge Street

Location: 0.09-acre tract located on the north side of East Bridge Street approximately 100 feet east of North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of a painted window sign on the first floor of the existing building.

Proposed Use: Existing pizza parlor.

Applicant: Michael F. and Vanessa G. Maloof, 2362 N. High Street, Columbus, Ohio 43202, represented by James A. Deist, owner of Bridge Street Pizza, 16 E. Bridge Street, Dublin, Ohio 43017.

Staff Contact: David T. Schwartz, Planning Intern, or Danielle Devlin, AICP, Senior Planner.

Contact Information: (614) 410-4600 ext. 4328/Email: dschwartz@dublin.oh.us or (614) 410-4649/Email: ddevlin@dublin.oh.us.

MOTION: Richard Taylor made a motion, seconded by Clayton Bryan, to approve this application for a painted window sign on the first floor, with the following two conditions:

Conditions:

- 1) That any future illumination to this sign be approved by the Architectural Review Board.
- 2) That this sign is approved only as long as the sign remains exactly as presented, with the exception of the phone number.

VOTE: 3 – 0.

RESULT: This application was approved.

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

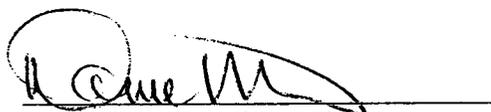
AUGUST 24, 2005

- 1. Architectural Review Board – 05-117ARB – Bridge Street Pizza – 16 East Bridge Street (Continued)**

RECORDED VOTES:

Allan Staub	Yes
Thomas Holton	ABSENT
Kevin Bales	ABSENT
Clayton Bryan	Yes
Richard Taylor	Yes

STAFF CERTIFICATION



Danielle M. Devlin, AICP
Senior Planner

Member Richard Taylor made a motion, seconded by Clayton Bryan, to accept the documents into the record. All voted in favor (3-0).

Member Richard Taylor made a motion, seconded by Clayton Bryan, to approve the minutes of the July 27, 2005 meeting, as presented. All voted in favor (3-0).

Chair Staub introduced tonight's first case:

1. Architectural Review Board – 05-117ARB – Bridge Street Pizza – 16 East Bridge Street

David Schwartz, Planning Intern, presented the case by highlighting the staff report and showing slides of the property and the submitted plans. David stated that staff recommends approval of the window sign with one condition, as listed in the staff report.

The Board discussed the sign: that there were two signs (the subject window sign and the approved wall sign); that the word "pizza" is missing from the window sign, which only reads "Bridge Street" and the business telephone number.

Member Taylor noted this is not a historic building, so it is not an issue with compatibility.

Member Bryan asked if there have been previous talks of repairs to the building.

James Deist, owner of Bridge Street Pizza, 16 East Bridge Street, Dublin, stated they just lease the space and know nothing of repairs. He added that there have always been two signs, and he assumed they would stay.

Member Bryan stated the window sign is considerably over the 10% size allowed. He asked why there were two signs on one street, as they are not allowed elsewhere.

Ms. Devlin clarified that only Historic Dublin has that rule.

Chairman Staub said that if approved, the window sign approval should end when the property changes hands.

Member Bryan agreed the only reason for approval is the preexisting condition.

Member Taylor made a motion to approve the application subject to the condition listed in the staff report, with the addition of Condition 2: That this sign is approved only as long as the sign remains exactly as presented, with the exception of the phone number. Mr. Bryan seconded the motion. All members voted in favor (3-0).

STAFF REPORT

ARCHITECTURAL REVIEW BOARD

AUGUST 24, 2005

1. Architectural Review Board – 05-117ARB – Bridge Street Pizza – 16 East Bridge Street

Location: 0.09-acre tract located on the north side of East Bridge Street approximately 100 feet east of North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of a painted window sign on the first floor of the existing building.

Proposed Use: Existing pizza parlor.

Applicant: Michael F. and Vanessa G. Maloof, 2362 N. High Street, Columbus, Ohio 43202, represented by James A. Deist, owner of Bridge Street Pizza, 16 E. Bridge Street, Dublin, Ohio 43017.

Staff Contact: David T. Schwartz, Planning Intern, or Danielle Devlin, AICP, Senior Planner.

Contact Information: (614) 410-4600 ext. 4328/Email: dschwartz@dublin.oh.us or (614) 410-4649/Email: ddevlin@dublin.oh.us.

Summary and Action Recommended:

This is a request for the review and approval of an existing window sign on the front elevation of the building. There are currently two signs on the front elevation of this business, which exceeds the quantity defined in the *Historic Dublin Guidelines*, but is permissible under the Dublin City Code. The Architectural Review Board approved the 9-square foot wall sign above the front door on May 31, 2000. Since that time, a non-illuminated 5.2-square foot window sign was painted on the east front window. The owner requests approval of that window sign. Staff recommends approval of this request with one condition.

Narrative:

Site Location and Description:

The site is a 0.09-acre located on the north side of East Bridge Street, approximately 100 feet east of North High Street. To the east of the building is North Blacksmith Alley, located adjacent the SR 161 Bridge over the Scioto River. The structure under review was formerly the site of Chris' Pizza and is an addition to the original structure. The site is 90 to 95 percent covered by impervious surface, which includes limited parking in front of the building. The subject sign is in the east window of the front elevation and a wall sign above the front door.

Existing Zoning:

The site and properties to the north, south and west are zoned CCC, Central Community Commercial District. Permitted uses in this district include a wide variety of retail, office uses and consumer services including pizza parlors. To the east of the site across North Blacksmith Alley are residences along North Riverview Street zoned R-4, Suburban Residential District.

Proposal:

The applicant proposes to have the window sign reviewed and approved by the Architectural Review Board. On the 6'6" x 3'6" window on the east side of the front elevation, the sign consists of a border painted around the window's edge in light beige and the words "Bridge Street" with the business phone number also painted in light beige. The window sign, defined by a rectangle drawn around the words "Bridge Street" and the phone number, has the dimensions 1'7/8" x 4'10 1/8". There is currently no illumination and the applicant does not propose any.

Considerations:

- On May 31, 2000, when the owner of Bridge Street Pizza applied to the Architectural Review Board for approval of exterior improvements, including the wall sign, the window sign did not exist. The applicant has submitted a photograph taken by the Franklin County Auditor in January 2002, which illustrates that the window sign had been painted. The sign seems to have been painted onto the window without proper application to the Board sometime between 2000 and 2002, after the tenant who applied to the ARB in May and July 2000 left, and before the current tenant arrived. In September 2004, the current tenant, Jamie Deist, took occupancy. Dublin Code Enforcement issued a Notice of Violation (based on the *Guidelines*) on July 6, 2005, to the owner Michael Maloof, who then applied for the window sign's approval.
- The *Guidelines* recommend that signs should be proportionate to the building size. The *Guidelines* restrict the size of window signs to 10 percent of the window area up to a maximum of four square feet. Dublin City Code restricts window signs to 10 percent of the window area or up to a maximum of 10 square feet. The window sign is 5.2 square feet, not including the border. It does not conform to the *Guidelines*, but does conform to the Dublin City Code size restriction. Furthermore, the *Guidelines* limits the size of a wall sign to 6-square feet, and Code limits wall signs to one square foot for every lineal foot of width of the building face to which the sign is attached, but not greater than 80-square feet. The wall sign previously approved by the ARB is 9-square feet and conforms to Code but not the recommendations of the *Guidelines*.

- The *Guidelines* state that signs shall use lettering in traditional nineteenth century styles. The style of letters on the approved wall sign is Broody Connected. While that font is not specifically listed in the *Guidelines*, it is very similar to Brush Script, an approved font. The style of the letters on the window sign is similar to Baskerville and Welt Extra Bold, which are both approved styles. The *Guidelines* do not prohibit the use of different fonts on different signs.
- The *Guidelines* recommend businesses have no more than one sign. In other areas, Dublin City Code permits a wall sign in addition to window signs, so long as the sum of the area of all signs does not exceed the maximum allowable area for the wall sign. Since the lineal width of the building is 24 feet, the wall sign and window sign would be permitted to a total area of 24 square feet. The wall sign is 9 square feet and the window sign is 5.2 square feet, totaling 14.2 square feet.
- Window signs painted directly on the glass are acceptable, and the *Guidelines* advise that light paint colors are used in order to be in enough contrast with the glass. The light beige on the subject sign is an appropriate color.

Staff Recommendation:

The existing window sign complies with Code and although not consistent with the *Guidelines*, does not appear detrimental to the character of the Historic Dublin District. Therefore, staff recommends approval of this request with the following condition.

- 1) That any future illumination to this sign be approved by the Architectural Review Board.



CITY OF DUBLIN

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

JUNE 22, 2005

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

1. **Architectural Review Board – 04-158ARB – 18 East Bridge Street**
Location: 0.09-acre lot located on the northwest corner of East Bridge Street and North Blacksmith Lane.
Existing Zoning: CCC, Central Community Commercial District.
Request: Review and approval of a six-square-foot identification sign.
Proposed Use: Interior design studio.
Applicant: Vanessa Maloof, 18 East Bridge Street, Dublin, Ohio 43017.
Staff Contact: Joanne Ochal, Planner.
Contact Information: (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Richard Taylor made a motion, seconded by Kevin Bales, to approve a six-square-foot identification sign, as it is consistent with the *Guidelines* with the following six conditions:

- 1) That the existing sign panel on the building be removed and the area behind the panel be painted to match the building prior to the issuance of the sign permit, subject to staff approval;
- 2) That the applicant address the issues outlined in the letter of noncompliance dated June 16, 2005;
- 3) That a sign permit be obtained from the Land Use and Long Range Planning prior to the installation of the sign;
- 4) That the applicant paint the doors of the building Davenport Tan (HC -37) to coordinate with the sign;
- 5) That flat or matte finish is used on all paint; and
- 6) The applicant will work with the staff to establish a timeframe to do building repairs to the staircase, a collapsed stone wall, and general maintenance as determined by inspection by Code Enforcement. City staff is to initiate action within a reasonable time and report back to the Board regarding compliance issues.

* Vanessa Maloof agreed to the conditions.

1. **Architectural Review Board – 04-158ARB – 18 East Bridge Street (Continued)**
Page 2

VOTE: 5-0.

RESULT: The application was approved.

RECORDED VOTES:

Allan Staub	Yes
Richard Taylor	Yes
Clayton Bryan	Yes
Thomas Holton	Yes
Kevin Bales	Yes

STAFF CERTIFICATION



Joanne Ochal
Planner

STAFF REPORT

ARCHITECTURAL REVIEW BOARD

JUNE 22, 2005

- 1. Architectural Review Board – 04-158ARB – 18 East Bridge Street**
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Existing Zoning: CCC, Central Community Commercial District.
Request: Review and approval of a six-square-foot identification sign.
Proposed Use: Interior design studio.
Applicant: Vanessa Maloof, 18 East Bridge Street, Dublin, Ohio 43017.
Staff Contact: Joanne Ochal, Planner.
Contact Information: (614) 410-4683/Email: jochal@dublin.oh.us.

Summary and Action Recommended: This is a request for review and approval of a 5.8-square-foot identification sign and an 18-inch by 1.5-inch informational door sign. Staff recommends approval of this application with conditions.

Narrative:

Site Location: This 0.09-acre site is located on the corner of Bridge Street and North Blacksmith Lane and is approximately 100 feet from the intersection of Bridge Street and High Street. To the north, south, and west are commercial uses. To the east are single-family residential dwellings.

Existing Zoning: This site and the sites located directly north, south, and west are zoned CCC, Central Community Commercial District. Permitted uses in this district are retail, restaurants, office, and personal and consumer services. The site directly to the east is zoned R-4, Suburban Residential District. Permitted uses in this zone include residential (from one-to eight-family dwellings), schools, parks, and religious institutions.

Site Description: The parcel contains an L-shaped building. The north wing is two-stories and the west wing is a single story. Parking is located south of the structure adjacent to East Bridge Street and Blacksmith Lane, and is accessible from East Bridge Street.

Proposal:

The applicant is proposing a 5.8-square-foot rectangular wall sign for the front elevation along with an identification sign on the public entrance to the commercial space. The wall sign will be flush-mounted and centered above the large window. The proposed location is eight feet above street grade. Construction will be of half-inch Medium Density Overlay (MDO). The face of the sign will contain an inline border. The proposed font is “Optima Script” which is an approved lettering style. Paint colors have been selected from the Benjamin Moore Historic Collection. Davenport Tan (HC-37) is proposed for the background color, and the lettering and the inline border will be Putnam Ivory (HC-39). The applicant has conveyed that the doors will be painted Davenport Tan to coordinate with the proposed sign. The door sign will be from the 3M™ Intermediate Graphic film in Beige # 7025-549 with the text “entrance.”

Considerations:

- The *Historic Dublin Guidelines* recommend using traditional materials such as wood, metal, or canvas for signage. Specifically, the *Guidelines* suggest that all wood signs should be painted in a color reminiscent of Early America and natural wood signs should be avoided. The proposed sign will be constructed of MDO, an acceptable wood composite. The material and color of the proposed sign are consistent with those suggested in the *Guidelines*.
- The *Historic Dublin Guidelines* recommend that all sign lettering be of a traditional nineteenth century style. The proposed lettering is similar to the “Optima Script” font approved by the *Guidelines*.
- The *Historic Dublin Guidelines* recommend the use of simple shapes and graphics. The *Guidelines* recommend that the design of signs should be pedestrian in scale and should complement the general character and architecture of the district. The proposed sign meets the intent of the *Guidelines*.
- Dublin Code Section 153.157(M) allows window signs up to two square feet containing information pertaining to that business, such as hours of operation, entrance and exit, and credit card information. This sign is limited to three colors and does not require a sign permit.
- A former sign panel exists on the second story elevation of the building. As this location is noncompliant, staff recommends that the panel be removed prior to the issuance of the sign permit. The façade area behind the panel should be painted to match the existing building color.
- The building is painted white with gray trim and shutters, a green door and a reddish awning located on the second floor east elevation. Staff recommends that the doors be painted Davenport Tan (HC-37) to match the background color of the proposed sign.

- A zoning and landscape compliance inspection was recently conducted on the proposed property. On June 16, 2005, a letter of noncompliance was sent out to the applicant specifying Code violations present on the site (see enclosed letter dated June 16, 2005). The applicant is working with staff to address these issues.

Staff Recommendation:

Staff recommends approval of this application, as it is consistent with the *Guidelines* with the following five conditions:

- 1) That the existing sign panel on the building be removed and the area behind the panel be painted to match the building prior to the issuance of the sign permit, subject to staff approval;
- 2) That the applicant address the issues outlined in the letter of noncompliance dated June 16, 2005;
- 3) That a sign permit be obtained from the Land Use and Long Range Planning prior to the installation of the sign;
- 4) That the applicant paint the doors of the building Davenport Tan (HC -37) to coordinate with the sign; and
- 5) That flat or matte finish is used on all paint.



CITY OF DUBLIN

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

JULY 26, 2000

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

2. Architectural Review Board 00-084ARB – Bridge Street Pizza – 16 East Bridge Street

Location: 0.09 acre located on the north side of East Bridge Street approximately 100 feet east of North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of exterior improvements that include the removal of existing gabled entryway, addition of a transom window and columns, and the replacement of siding on a parapet wall.

Proposed Use: Existing pizza parlor.

Applicant: Michael Maloof, 2362 North High Street, Columbus, Ohio 43202; represented by Lawrence Porath, 16 East Bridge Street, Dublin, Ohio 43017.

MOTION: To approve this application with two conditions:

- 1) That the color pallet be maintained as outlined in this report (The awnings remain a solid Forest Green color (#4637), the parapet replacement siding be six-inch wood lap siding painted Ostrich Feather, the paint colors from the Pittsburgh Paint Group consist of Ostrich Feather (413-3), and Stone Gray (516-5);
- 2) That the door color be coordinated with the awning; and
- 3) That any future lighting be brought back to the ARB for approval.

*Michael Maloof, agreed to the conditions.

VOTE: 4-0

RESULT: This application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
G. Lynn McCurdy	Absent
Richard Termeer	Yes
David Larson	Yes

STAFF CERTIFICATION

Warren Campbell
Planner

STAFF REPORT

ARCHITECTURAL REVIEW BOARD

JULY 26, 2000

2. Architectural Review Board 00-084ARB – Bridge Street Pizza – 16 East Bridge Street

Location: 0.09 acre located on the north side of East Bridge Street approximately 100 feet east of North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of exterior improvements that include the removal of existing gabled entryway, addition of a transom window and columns, and the replacement of siding on a parapet wall.

Proposed Use: Existing pizza parlor.

Applicant: Michael Maloof, 2362 North High Street, Columbus, Ohio 43202; represented by Lawrence Porath, 16 East Bridge Street, Dublin, Ohio 43017.

Staff Contact: Warren Campbell, Planner.

Summary and Action Recommended:

The applicant is requesting approval of a variety of external modifications that include the removal of an existing gabled entryway to be replaced with a transom window and columns adjacent to the entrance. The replacement of the existing siding is proposed for the parapet wall located above the entryway. Staff recommends approval of the proposed exterior changes.

Considerations:

- At the May 31, 2000 Architectural Review Board meeting a sign was approved for the pizza parlor. It included reusing the existing (non-conforming) sign or creating a new sign that conforms to Old Dublin and Code requirements. A new sign and any lighting would require another Architectural Review Board review. At the same meeting, two awnings were approved to be Forest Green #4637, contingent on plans to alter the entryway. The Board was concerned about the integration of the awning height with the gabled entryway. The existing façade does not allow for separation between the proposed awnings and the entry foyer.
- The application includes a request to replace the existing siding located on the parapet wall above the entryway. The replacement siding would be six-inch wood lap siding which matches the existing siding on the second floor portion

- above the storefront. Replacement siding would need to be painted in conformance with the Old Dublin Design Guidelines. The Old Dublin Design Guidelines recommend colors from a historic palette. Modifications should attempt to utilize colors that were historically found on the structure where possible. This building, however, does not have historic significance.
- Removing the existing entryway gable from this non-historic building does not violate the Old Dublin Design Guidelines. The proposed addition of a transom window helps to bring the storefront into the historical context of Old Dublin. The Old Dublin Design Guidelines make no reference to the use of columns as entryway features.

Narrative:

Site Location:

The site is Lot 126 of the Dublin plat, a 0.09-acre property located on the north side of East Bridge Street, approximately 100 feet east of North High Street. To the east of the building is North Blacksmith Alley, located adjacent to the SR 161 bridge over the Scioto River. The structure under review was formerly the site of Chris' Pizza and is an addition to the original structure. The site is 90 to 95 percent covered by impervious surface, which includes limited parking in front of the building.

Existing Zoning:

The site and properties to the north, south and west are zoned CCC, Central Community Commercial District. Permitted uses in this district include a wide variety of retail, office uses and consumer services including pizza parlors. To the west is Dublin Baseball Cards. Across East Bridge Street is Donato's Pizza. To the east of the site across North Blacksmith Alley are residences along North Riverview Street zoned R-4, Suburban Residential District.

Proposal:

Paint: The exterior of the structure is currently painted an unspecified crème color with dark brown trim. The proposed color modifications would respect the past appearance of the building. The building façade would be changed from a crème to Ostrich Feather (413-3), a light to medium gray; building trim would be repainted to Stone Gray (516-5); and the front door would be revised from dark brown to Dark Velvet Green (503-7) (Pittsburgh Paints). While not specifically from an historic palette, the proposed colors are muted and have been used in similar hues and color combinations throughout the Old Dublin. Staff recommends approval of the proposed colors.

Entryway Changes: The existing gabled entryway is to be removed to accommodate the awnings, which were approved on May 31, 2000. The door and a proposed transom window are proposed to be sided with one-inch by four-inch cedar trim to match the existing trim. The proposal includes 12-inch columns between the window and door on either side, the trim is proposed to be Stone Gray and the columns Ostrich Feather. The existing door will remain and be painted Dark Velvet Green.

Parapet Wall Changes: The existing siding on the parapet wall located above the entryway is decayed and in need of replacement. The siding is to be replaced with six-inch wood lap siding. The replacement siding would match the second story of the building. The vertical siding is to be replaced by horizontal siding. The siding is proposed to be painted Ostrich Feather.

Staff Recommendation:

The proposed modifications would provide substantial visual improvement to the existing property. The removal of the existing gabled entryway and addition of a transom window and columns satisfies staffs previous concerns about combining the awnings and existing gable entryway. Staff recommends approval of the proposed entryway changes, colors and replacement of the parapet siding, with two conditions:

- 1) That the color pallet be maintained as outlined in this report (The awnings remain a solid Forest Green color (#4637), the parapet replacement siding be six-inch wood lap siding painted Ostrich Feather, the paint colors from the Pittsburgh Paint Group consist of Ostrich Feather (413-3), Stone Gray (516-5), and Dark Velvet Green (503-7)); and
- 2) That any future lighting be brought back to the ARB for approval.



CITY OF DUBLIN

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

MAY 31, 2000

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

Architectural Review Board 00-063AB – Bridge Street Pizza – 16 East Bridge Street

Location: 0.09 acre located on the north side of East Bridge Street approximately 100 feet east of North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of exterior improvements that include painting, window awnings and signage.

Proposed Use: Pizza parlor.

Applicant: Michael Maloof, 2362 North High Street, Columbus, Ohio 43202; represented by Lawrence Porath, 16 East Bridge Street, Dublin, Ohio 43017.

Staff Contact: Carson Combs, Planner.

MOTION: To approve with four conditions:

- 1) That the proposed signage utilize the existing, legally non-conforming sign face and location, or that new signage meet the requirements of the Sign Code and the Old Dublin Design Guidelines and be brought back to the Architectural Review Board for approval;
- 2) That any future lighting be brought back to the ARB for approval;
- 3) That the proposed awnings above the existing storefront windows be approved with Forest Green #4637 as discussed, contingent upon the submittal of detailed plans for the entryway by July 1, 2000 for review and approval by the Architectural Review Board; and
- 4) That a sign permit be obtained from the Division of Planning

*Lawrence Porath agreed to the conditions.

VOTE: 5-0

RESULT: The Board discussed the option of allowing maroon as a possible color for the awnings. The applicant expressed a desire to utilize the approved Forest Green color. The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
G. Lynn McCurdy	Yes
Richard Termeer	Yes
David Larson	Yes

STAFF CERTIFICATION

Carson Combs
Planner

STAFF REPORT

ARCHITECTURAL REVIEW BOARD

May 31, 2000

4. **Architectural Review Board 00-063AB – Bridge Street Pizza – 16 East Bridge Street**
Location: 0.09 acre located on the north side of East Bridge Street approximately 100 feet east of North High Street.
Existing Zoning: CCC, Central Community Commercial District.
Request: Review and approval of exterior improvements that include painting, window awnings and signage.
Proposed Use: Pizza parlor.
Applicant: Michael Maloof, 2362 North High Street, Columbus, Ohio 43202; represented by Lawrence Porath, 16 East Bridge Street, Dublin, Ohio 43017.
Staff Contact: Carson Combs, Planner.

Summary and Action Recommended:

The applicant is requesting approval of a variety of external modifications that include the installation of two awnings, painting, and the installation of signage. Staff recommends approval of the proposed signage and exterior painting with conditions. Staff, however, cannot support the installation of the proposed awning without better documentation.

Considerations:

- The Old Dublin Design Guidelines recommend that wall signs be limited to six square feet and be placed at a height between 4 and 12 feet. The signage package submitted exceeds the permitted area by 3 square feet. The signage would also be placed at an unspecified height that is greater than the recommended twelve feet. While the existing signage exceeds the area and height recommendations in the Guidelines, it is considered legally non-conforming. The proposal would refurbish the existing sign face with new colors and lettering. The current sign face and location on the building façade can be legally reused, however the Architectural Review Board must grant approval for the proposed colors and font.
- The proposal includes a request to repaint the building exterior. The Old Dublin Design Guidelines recommend colors from a historic palette. Modifications should attempt to utilize colors that were historically found on the structure where possible. Bridge Street Pizza is located within a contemporary building expansion that does not have historic significance. The color palette utilizes similar colors to those on the building currently.

- The proposed color scheme is selected from historically compatible colors and would blend into the surrounding area.
- The Old Dublin Design Guidelines recommend that awnings be installed with historically compatible colors and serve a functional purpose. Awnings should be constructed of a fabric with a non-gloss finish and should not extend the entire length of the façade. The proposed awnings meet the general recommendations, but the color does not match the other exterior paint colors as proposed.
 - Staff is concerned about integrating the awning height and the architectural form of the gabled entryway. The existing façade does not allow for separation between the proposed awnings and the entry foyer. While sketches have been submitted, scaled drawings are needed to provide an accurate representation of the proposed exterior modification. Staff recommends further study of the visual relationship between the doorway and proposed awnings before a final decision is rendered by the Board for this request.

Narrative:

Site Location:

The site is Lot 126 of the Dublin plat, a 0.09-acre property located on the north side of East Bridge Street, approximately 100 feet east of North High Street. To the east of the building is North Blacksmith alley, located adjacent to the SR 161 bridge over the Scioto River. The structure was formerly the site of Chris' Pizza and is an addition to the original structure. The site is 90 to 95 percent covered by impervious surface, which includes limited parking along East Bridge Street.

Existing Zoning:

The site and properties to the north, south and west are zoned CCC, Central Community Commercial District. Permitted uses in this district include a wide variety of retail, office uses and consumer services, including pizza parlors. To the west is Dublin Baseball. Across East Bridge Street is Donatos Pizza. To the east of the site across North Blacksmith alley are residences along North Riverview Street zoned R-4, Suburban Residential District.

Proposal:

Paint: The exterior of the structure has been painted an unspecified crème color with dark brown trim. The proposed color modifications would respect the past appearance of the building, while updating the overall color scheme. Colors selected for the building would be manufactured by Pittsburgh Paints. The building façade would be changed from a crème to Ostrich Feather (413-3), a light to medium gray with crème tint. Building trim would be repainted from the current dark brown to Stone Gray (516-5). The front door would be revised from dark brown to Dark Green Velvet (503-7). While not specifically from an historic palette, the colors selected by the applicant are colors that are muted and have been used in similar hues and color combinations throughout the historic district. Staff recommends approval of the proposed colors.

Signage: New signage for the business was also submitted. The existing sign face, formerly Chris' Pizza (18 inches by 72 inches long or 9 square feet) is to be reused. The

Guidelines recommend a maximum area of 6 square feet. The existing sign would be placed above the main entrance at a height of approximately 12 feet. The existing sign face must be used and be installed at the previous location, or the signage will lose its legal non-conforming status. The signage review includes the color palette and font, and includes the use of proposed building colors. The sign face will be painted Stone Gray (516-5), with Dark Velvet Green (503-7) for the border and text. Staff recommends approval of the proposed colors because they are in keeping with the intent of the Guidelines.

The signage would include the text “Bridge Street Pizza” in Broody Connected font. While not specifically listed in the Old Dublin Sign Guidelines, the lettering is very similar to Brush Script, an approved font. No illumination has been indicated. Staff would recommend that any lighting proposal be brought back to the ARB for future approval.

Awnings: The proposal also includes two rectangular awnings to be placed above the existing storefront windows. The awnings would be 6.8 feet wide with a height of 2.5 feet. The awnings would be flat sloping, as recommended by the Guidelines, and would extend from the building a distance of four feet. The proposed awnings would be 6.5 feet from grade. The awnings, to be manufactured by Capital City Awning, would have scalloped edges and be created with a galvanized steel framework. The proposed color for the awning is Forest Green Tweed, a Sunbrella fabric that consists of small green and black pinstripes. The proposed green is a very bright green that is not historic in character. The proposed awnings would be installed flush to the existing entryway. More information is needed to understand the visual relationship between elements on the front façade. In light of color issues and uncertainty regarding the architectural impact of the awning placement, staff would recommend that further information be submitted by the applicant, and that the awning proposal be brought back to the Architectural Review Board for further review.

Staff Recommendation:

The proposed modifications would provide substantial visual improvement to the existing property. At this time, however, staff can not support the proposed awnings without additional information. Staff recommends approval of the proposed signage and exterior colors with four conditions:

- 1) That the proposed signage utilize the existing, legally non-conforming sign face and location, or that new signage meet the requirements of the Sign Code and the Old Dublin Design Guidelines and be brought back to the Architectural Review Board for approval;
- 2) That any future lighting be brought back to the ARB for approval;
- 3) That the proposed awning be studied further and be brought back to the ARB for future review and approval; and
- 4) That a sign permit be obtained from the Division of Planning.

