

OHIO HISTORIC INVENTORY



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



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2555-1		2.County FRA		4.Present Name(s) <div style="text-align: right;"><input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED</div>		FRA - 2555-1
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) P. R. Sands Property				
Roll No. Picture No.(s) 1 9						
6.Specific Address or Location 48-52 South High Street		16. Thematic Association(s) comercial, architecture/19c		28. No. of Stories 2		FRANKLIN
6a. Lot, Section or VMD Number		17. Date(s) or Period c. 1850		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin		18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material stone		
8. Site Plan with North Arrow 		18a. Style of Addition or Elements(s)		31. Wall Construction wood frame		P.R. SANDS PROPERTY
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319870 4440620 Zone Easting Northing		19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object		19a. Design Sources		33. No. of Bays Front 8 Side 3		
11. On National Register? Yes		12. N.R. Potential?		34. Exterior Wall Material(s) wood flush horiz.		48-52 S. HIGH ST.
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		35. Plan Shape irreg.		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		22. Original Use, if apparent commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)		
23. Present Use commercial		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		PHOTO 
25. Owner's Name & Address, if known		26. Property Acreage		38. Building Dimensions		
27. Other Surveys in Which Included National Register 4/79		39. Endangered? No		40. Chimney Placement off center/ridge		
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This property consists of two adjacent buildings. The north building measures 3 by 3 bays with two-over-two windows, projecting storefront bays, an end/interior chimney and a one story gabled addition at the rear. The southern building measures 5 by 3 bays with one-over-one windows and a two-story addition. Siding materials for the buildings include horizontal flush and wood shingle.		43. History and Significance (Continue on reverse if necessary) An 1856 map indicates a store on this property. In 1872, the property was owned by P.R. Sands. According to local historians, a grocery store was located here for at least 75 years.		46. Prepared by Bassett/Dub.His.Soc		48-52 S. HIGH ST.
44. Description of Environment and Outbuildings (See #52) Located close to the street with a brick sidewalk in front.		47. Organization BDR&C		48. Date Recorded in Field 8/76		
45. Sources of Information OHI 8/76; Atlas maps of Franklin County, 1856 and 1872; Dublin Historical Society		49. Revised by N Recchie		50. Date Revised 3/03		
		50b. Reviewed by				

Parcel	273-000087	Address	48-52 S High St	OHI FRA-2555-1
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Year Built: Ca.1850	Map No: 116	Photo No: 1847-1849 (7/10/16)
Theme: Domestic/commercial	Historic Use: Commercial	Present Use: Commercial
Style: Vernacular	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Shiplap/wood shingle	Symmetry: No
Stories: 2	Front Bays: 8	Side Bays: -
Porch: Inset entries sheltered by awnings	Chimney: 2, Interior, one on ridge near north side, one on ridge near south side	Windows: 2-over-2 wood sash/double-hung replacements

Description: The commercial building has an irregular footprint, formed by a two-story side-gable core and expanded by multiple additions on the east (rear) elevation. The original building has a stone foundation, a standing-seam metal roof, and is divided into two distinct parts by address. The north section of the building is 48 S High St. Its exterior is clad in wood shingle and has a façade divided into three fenestration bays, with the front entry at the southern bay. Adjacent first story windows are canted oriels, and second story windows are two-over-two wood sashes. The south building section is 52 S High St. Its exterior is clad in shiplap. The first story is a glazed storefront with two recessed entrances. The second story is five fenestration bays, each with double-hung replacement windows.

Setting: The building is located on the southeast corner of S High St and Spring Hill Ln in the old village core of Dublin. A parking lot encircled by a stone wall is behind the building.

Condition: Good

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

Integrity Notes: The building has good integrity, which is somewhat diminished by additions and replacement materials.

Historical Significance: The building is listed as a contributing to NRHP-listed Dublin High Street Historic District. It is recommended contributing to the City of Dublin's local Historic Dublin district and to the Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: P. R. Sands Property



48-52 S High St, looking southeast



48-52 S High St, looking southwest

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

SEPTEMBER 24, 2014

AGENDA

- | | |
|---|--|
| 1. BSC Historic Core
14-090ARB-MPR
(Approved 4 – 0) | 48-52 S. High Street
Minor Project Review |
| 2. BSC Historic Residential District – Streng Residence
14-092ARB-MPR
(Approved 4 – 0) | 75 Franklin Street
Minor Project Review |
| 3. BSC Historic Core District – Shamrock Barber Shop
14-093ARB-MPR
(Approved 3 – 0) | 86 S. High Street
Minor Project Review |
| 4. Zoning Code Amendment-Bridge Street District
13-095ADMC | Zoning Code Amendment |

Robert Schisler called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were David Rinaldi, Neil Mathias, and Thomas Munhall. Bob Dyas was absent. City representatives were Jennifer Rauch, Marie Downie, Devayani Puranik, and Laurie Wright.

Motion and Vote

Mr. Rinaldi moved, Mr. Schisler seconded, to accept the documents into the record. The vote was as follows: Mr. Munhall, yes; Mr. Mathias, yes; Mr. Rinaldi, yes; and Mr. Schisler, yes. (Approved 4 – 0)

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|---|--|
| 1. BSC Historic Core
14-090ARB-MPR | 48-52 S. High Street
Minor Project Review |
|---|--|

Jennifer Rauch said this application is for architectural modifications to the building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the existing site layout and site photos, including the existing conditions for the site with the new standing seam metal roof. She said the proposal includes an update to the building facades with a new color scheme and awnings. She said the proposed paint color for the main structure and the majority of the trim of the building is Benjamin Moore "White Dove", the storefront windows and the door trim will be painted Sherman Williams "Analytic Gray", and the doors will be painted Valspar "Vintage Frame". She indicated this is a neutral palette with the lighter building, which the *Guidelines* permit. She said the applicant is proposing to replace the existing awnings located above the entrances and extend the awning along the façade above the storefront windows. She explained the original proposal included standing seam metal awnings and as part of the ART review, they recommended the applicant use canvas awnings as the *Guidelines* specify, which the applicant agreed. She said additional correspondence was included in the Board's materials regarding a desire by one of the building tenant's

for the Board to consider the use of metal awnings. She said per the *Guidelines*, each window or door is recommended to have its own awning, rather than a single full-width awning covering the entire façade. She said as a condition, ART recommends the applicant revise the materials to include these details.

Ms. Rauch said approval is recommended with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering an entire façade.

John Leff, 1697 Berkshire Road, Columbus, Ohio 43221, said he was one of the owners of the building. He explained the applicant used an old picture when determining the proposal for the building. He said they originally proposed the standing seam to complement the roof replacement, but agreed to install the canvas awnings.

David Rinaldi asked if there was any imagery that shows the building had a metal awning at one time. Mr. Leff said there was not.

Neil Mathias inquired about the *Guidelines* only speaking to the use of canvas awnings and not to something that seems a little bit more solid. He said he supposed in the 1800s, they were not doing canvas awnings on a metal frame.

Ms. Rauch said the *Guidelines* do not give time periods, it just states awnings traditionally provide cover with canvas or similar heavy fabric, which could be rolled up and retracted. She said this coincides with the materials and request by Mr. Taylor that standing seam would be more durable and hold up better to the elements.

Mr. Rinaldi said the distinction is between a porch roof, which would be standing seam metal and would be appropriate and an awning, which does have more of a temporary nature to it.

Mr. Munhall said he would like some more discussion on this but does not want to stop the proposal being approved if the applicant is happy as is. Mr. Leff said the building needs a lot of work so they are fine at this time using canvas awnings.

Mr. Munhall said awnings provide very little weather protection; it is more of a decoration.

Mr. Rinaldi said this building was on the National Register and by adding standing seam metal, you are changing the character of the building and that should not be done. He concluded canvas is appropriate. Ms. Rauch said ART concurred with Mr. Rinaldi's assessment.

Mr. Mathias asked if a 1850s building would have canvas awnings. Mr. Schisler said one of our prior ARB members showed photos of this building as a grocery store and the store owners would pull the awnings back in the evening. He concluded they did have a form of a canvas that was retractable on some of the buildings.

Mr. Mathias asked if there was going to be a discussion on trim being painted the same as the body color on part of it but then part of it is a contrasting color.

Ms. Rauch said it was her understanding that the applicant wanted the storefront window to stand out, hence the contrasting color for trim. She said the *Guidelines* do not speak to whether all the trim has to be contrasting or not. She said on 113 South High Street the applicant was approved to paint the body and the trim the same color.

Mr. Leff said the first floor tenant had an old picture of the building shortly after the turn of the century, which is how they came up with that look.

Motion and Vote

Mr. Munhall moved, Mr. Rinaldi seconded, to approve this request for a Minor Project Review for architectural modifications to the building and trim colors and awning replacement for an existing commercial building with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a sign full-width awning covering an entire façade.

Mr. Leff has agreed to this condition. The vote was as follows: Mr. Mathias, yes; Mr. Schisler, yes; Mr. Rinaldi, yes; and Mr. Munhall, yes. (Approved 4 – 0)

2. BSC Historic Residential District – Streng Residence 14-092ARB-MPR

75 Franklin Street Minor Project Review

Jennifer Rauch said this application is for architectural modifications to increase the height of an attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the home has frontage on Franklin Street with the three-car garage to the rear with access provided on the south side of their lot. She presented the existing house from the Franklin Street side, which is brick with white trim with an asphalt shingle roof, and the existing three-car garage shown with white siding and doors, also with an asphalt shingle roof.

Ms. Rauch said the applicant is proposing to increase the height of the roof to be more compatible with today's standards and to be able to fit their vehicles inside. She showed the existing condition, keeping the same arrangement, matching the pitch of the existing home roof, just creating more height. She said they are removing a window and vent on the existing side elevation of the house and Building Standards has verified this is not required for fire egress. She explained the applicant would be using the same building materials: white siding, white trim, and asphalt shingles but proposed new garage doors.

Ms. Rauch said approval is recommended with no conditions.

Mr. Schisler inquired about the room behind the window to be removed. Heidi Bolyard, Simplified Living Architecture and Design, answered it was finished storage space.

Mr. Schisler asked if the space will be connected to the garage. Ms. Bolyard said the applicant has no basement in the residence so the intent is to put attic trusses above for storage in a section of the garage.

Motion and Vote

Mr. Rinaldi moved, Mr. Munhall seconded, to approve this request for a Minor Project Review. The vote was as follows: Mr. Mathias, yes; Mr. Schisler, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

**3. BSC Historic Core District – Shamrock Barber Shop
14-093ARB-MPR**

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

Mr. Schisler recused himself due to a possible conflict of interest and Mr. Munhall acted as Chair for this application.

Jennifer Rauch said this application is for the installation of a new 6-square-foot projecting sign for an existing commercial building on the west side of South High Street, between Eberly Hill and Pinney Hill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the main building fronts South High Street and the parking access is to the rear. She presented the existing conditions in the front, including the current projecting sign, which is four square feet hanging from a metal bracket. She said the applicant is proposing to replace that sign with a six-square-foot sign, which meets Code. She said there were two conditions as part of ART's recommendation: 1) the proposed green color for the border and shamrock complement the existing awning color, which the applicant has confirmed; and 2) the applicant provide detailed dimensions demonstrating that the size of the shamrock meets the secondary image requirements and the height requirements of eight feet above the sidewalk. She concluded ART is recommending approval with those two conditions to be met at the time of the sign permit submission.

David Rinaldi asked if the intent was to complement or match the awnings, which is subjective. Ms. Rauch said she was not sure it was a spot on "match" so used the verbiage to "complement".

Mr. Rinaldi said he doubted the colors would be identical in nature but stating complement in the condition leaves the interpretation wide open.

Neil Mathias asked if the intent was to match the existing awning. Mr. Rinaldi asked that the condition be modified to reflect "match as close as possible".

Thomas Munhall asked if the width of the sign was unchanged. Ms. Rauch confirmed the sign is getting taller.

Motion and Vote

Mr. Munhall moved, Mr. Rinaldi seconded, to approve this request for a Minor Project Review based on the modified conditions. The vote was as follows: Mr. Mathias, yes, Mr. Rinaldi, yes; and Mr. Munhall, yes. (Approved 3 – 0)

**4. Zoning Code Amendment-Bridge Street District
13-095ADMC**

Zoning Code Amendment

Jennifer Rauch said this application is for potential amendments to the Bridge Street District Zoning Code. She said this is a request for informal review and discussion prior to a future recommendation to City Council regarding proposed Zoning Code amendments under the provisions of Zoning Code Sections 153.232 and 153.234.

Ms. Rauch said Rachel Ray had provided a cover memo that outlined the progress of Planning regarding the proposed amendments. She said modifications were made to the review and approval process that was approved and effective in December 2013, mostly as it related to the Planning and Zoning Commission. She said in July 2014, the Commission started reviewing the Code to ensure the requirements are meeting the intent. She said the Commission has been through the Code and will have a final review in October. She said the Commission's final recommendation is scheduled for October 29,

2014. She indicated the intent is to review ARB's comments and concerns, and return in October for a recommendation prior to the Code proceeding to the Commission for a final recommendation.

Ms. Rauch reviewed the major highlights and stated she was prepared to address any comments or concerns. She asked how the Board wanted to proceed with the review, as the Commission review is conducted on a page-by-page basis.

Robert Schisler said he read the Code as a 'black and white' document and was curious about Planning and Zoning Commission's experience with the request and approval of Waivers.

Ms. Rauch said the waiver process is the opportunity to address a specific item that a proposed development does not meet within the Code; whereas the applicant demonstrates the reason a proposal cannot meet Code. She added the waiver process is an opportunity for the 'gray'. She explained the Commission has suggested the Code should include requirements but allow an applicant to come forward and request a Waiver, as needed. She said these regulations were written for a reason but if an applicant can make a compelling argument for why a requirement cannot be met then the Board has the opportunity to grant a Waiver. She said the findings for approving a Waiver are based on the proposal meeting the review criteria.

Mr. Schisler said some areas in the Code signify "if approved by the City Engineer" or "if approved by Planning", etc. but then there are others that are more finite and clear.

Mr. Rinaldi said he had the opposite reaction reading through the Code as he found it to have so much 'gray'. He said as a designer starting a project it would be difficult to know if the project is on the right track. He said wording such as "as deemed appropriate" leaves the members wondering if they are doing the right thing.

Mr. Schisler said there is a lot of 'gray' and then you get to a table that shows stringent dimensions, but then it can flip back to "meeting the intent of the character".

Ms. Rauch said there have not been a significant number of projects but there are examples of Waivers that have been approved. She explained the Waiver is the highest tier of deviation from the Code and an Administrative Departure is the lower tier.

Neil Mathias said his special interest project was sandwich board signs. He asked if there was the opportunity for the Board to make recommendations regarding penalties for violations to the sandwich board provisions. He said businesses are openly violating sign height, location, and not bringing the signs in at the end of the day. He asked if Code Enforcement regulation needs to be part of this Code document or if it needs to be somewhere else that the daily violations could mean confiscation and fines.

Mr. Schisler reported the City went through today and talked to everybody about their signs that were in violation.

Ms. Rauch said Code Enforcement regulations would not be something that would be included in this document, as the Code Enforcement process is already in place. She said this becomes an ongoing issue because a number of violations fall beyond the hours that the inspectors work. She indicated the only way Code Enforcement is aware of violations outside of the work day/work week is if somebody calls and reports it.

Mr. Schisler said Code specifies the sandwich board sign must be within six feet of the main entrance, which is difficult for some of the buildings. Ms. Rauch acknowledged it was difficult to have a rule that fits every situation. Mr. Schisler said sometimes the signs are leaning against the wall. Ms. Rauch explained

the intent for the space location requirement was to keep the sign in front of the particular business, as sometimes they tend to move down the street to a major intersection.

Mr. Mathias said his recommendation is clarification or revision of the Code section because businesses are using it as a third sign type instead of the two permitted, and this third sign does not meet the requirements. He emphasized the intent of the sandwich board signs are to be temporary in nature for "specials" etc. He understands the Board cannot dictate the content of the sign but the way it is being utilized is as a third sign for their business. He said it goes against the walkability of the neighborhood because pedestrians have to walk around the sign, and the sidewalks in the Historic District are already narrow in width.

Mr. Schisler said the intent is to advertise today's special, etc. Mr. Mathias agreed that was the intent of the Code, but businesses are using it as the third sign. He said he did not think plastic signs should be allowed and suggested that be included as part of the modification to the Code language. He said the sign could be a neutral frame.

Mr. Schisler said he did not have a problem with a plastic frame as long as the chalkboard or marker board is included for the language to be written on.

Mr. Munhall said the issue with all these things is the Code would need to be changed to make it impossible for the business to follow or it has to bother a lot of people. He said if nobody is calling the City except for a few, then it is not enforced, whereas if there are 20 people calling all the time, the signs would be changed and they would be taken in every night. He said that is part of the problem with enforcing anything; unless there is community involvement caring about a particular issue.

Ms. Rauch said ensuring businesses comply with the sign provisions is a citywide challenge. She said the reason the sign material was not limited within the existing Code is because a number of small business owners have indicated this sign is a 'make or break' for them and dictating what that sign must look like is a big deal to the small business owner. She said Planning is trying to be sensitive to aesthetics and also make sure the business owners are happy as well. She said the concern is a number of existing businesses have a sign permit approved with a certain sandwich board sign material and a change to the material with an amendment would not apply to the existing sign. She said the sign type would change over time.

Mr. Mathias said it is interesting that we have such high standards on building materials, sign type, etc. but the Code allows an unattractive, plastic sign along the street.

Mr. Munhall said the same could be said about awnings, which look faded and tattered in four years. He said if it is an important enough issue to our group we should make a recommendation to change the language.

Mr. Schisler read from the Code "sandwich board signs may include chalkboard or white board", therefore the business owner cannot paint a permanent third sign and is to be changed regularly.

Ms. Rauch said she would take the Board's comments back for internal discussion. She said Planning has a sign consultant reviewing the sign provisions of the Code to provide guidance with regard to construction and design.

David Rinaldi inquired about the new allowance for a single one-square-foot window sign or logo at each public entrance. He read that a permit is not required as long as the sign has no more than one color. He asked if this meant businesses were allowed to put up any color as long as it was a single color. (153.065 H). He said a permit is not necessary if the business adheres to this Code but asked if a hot pink sign would be appropriate.

Mr. Mathias recommended there be a set of approved colors. Mr. Rinaldi suggested the language be changed to state a "neutral" color. Ms. Rauch suggested the window sign match the business' permanent sign or be a neutral color.

Mr. Mathias noted for specific buildings, the Code had language that stated "as Planning and Zoning Commission approves" and it should probably state "the approved reviewing body".

Ms. Rauch liked the suggestion but would review because in some instances, the PZC may be the only Board authorized to make the determination.

Mr. Rinaldi said the lighting provisions added to the Code are fine. He said the Code never mentions a photometric plan has to be submitted, which is what the Code intends but it is not said. He said requiring the photometric plan will make sense to understand illumination across the site.

Ms. Rauch said the Commission discussed that as well and requested similar changes.

Mr. Rinaldi brought up bike racks in the Historic District and asked that 153.065, page 12 of 18 be discussed. Mr. Mathias said it did seem very heavy on requiring bike racks.

Mr. Rinaldi said he thought that was great since walkability is encouraged and by extension, bicycling; the City has a great network of trails and bike paths. He said it makes sense to provide locations for bike racks. He mentioned the added comment about "evaluate special provisions or district appropriate site conditions" to be discussed. He asked if the appearance of bike racks is important.

Mr. Schisler said the location of bike racks becomes the bigger issue. Mr. Rinaldi said there are not a lot of places to put bike racks because sidewalks cannot be blocked.

Mr. Schisler said a lot of businesses do not have parking in the back or it is hard to find how to get to the bike racks.

Mr. Rinaldi said to incorporate bike racks into public parking would make the most sense.

Mr. Schisler suggested dead spots on the street as an option where the City could install bike racks. Ms. Rauch said the City has done that before.

Mr. Rinaldi asked if appearance was an issue besides location. He said the standard ones used are not historical looking and asked if special language to tie into the Historic District would be useful.

Mr. Rinaldi said light posts have been designed to have historical character and maybe there are bike racks that look like a "hitching post" or are historical in context. He said the cyclists probably did not have to worry about bikes being stolen in the 1800s.

Mr. Rinaldi inquired about the parking provision with the setback. He said eliminating this provision was noted to allow parking within setbacks to facilitate coordinated site design. He asked if it would apply more in the Historic District more than others.

Ms. Rauch said in the Zoning Code there are provisions for parking to encroach a building setback.

Mr. Rinaldi inquired about the change regarding fiber cement siding from a primary to a secondary building material.

Ms. Rauch said this modification was made as part of the Scioto River Neighborhood District discussion at City Council and then overall for Bridge Street District projects. She said City Council had concerns about

the percentage permitted for fiber cement siding as a primary building material and requested the Code be changed to only permit it as a secondary material.

Ms. Rauch said Mark Ford, Ford and Associates, gave a presentation to the Planning and Zoning Commission on fiber cement siding products not advocating for or against but provided information. She said as part of that meeting, the Commission recommended keep fiber cement siding as a secondary material, but allow an applicant to come forward and demonstrate the need for a Waiver on a case-by-case basis.

Mr. Mathias said whether it is fiber cement or wood siding, it seems it would be an appropriate material for the Historic District and to limit the primary materials to a stone or brick appears excessive to him. He said there are a number of fully wood-sided buildings in the Historic District.

Mr. Schisler agreed.

Ms. Rauch clarified the Code does not say the use is prohibited, but the amount of which a material is permitted with the Waiver opportunity. She explained if an applicant came forward and requested their building be predominantly fiber cement siding when it is 50 percent of the elevations, it would be up to the Board to make that determination. She said knowing now what the pros and cons are about this product, there are details to look at when reviewing the proposal and making the determination.

Mr. Rinaldi said he could see a good argument for its use in the Historic District to increase the percentage of the material permitted but understands limiting the amount in the Scioto River Neighborhood District. Ms. Rauch said the scale of the Scioto Neighborhood District buildings is much larger.

Mr. Mathias said he would like to see an annotation that addresses this recommendation where it says "except where historically appropriate" such as in the Historic Core. He said there are a number of 'gray' areas and applicants can request a Waiver, but a developer is looking at the Code that requires stone and brick, when alternate materials may be more appropriate for the Historic District.

Ms. Rauch said she would review this modification.

Mr. Rinaldi said there was a whole section on variety and thought it was pretty well covered. Mr. Schisler said the language was for all districts, whereas the Historic District is very unique and covers a very small area.

Mr. Rinaldi noted the whole section on walkability and said he did not see the specifics on the cross walks regarding how they are to be designed and configured, etc. in that section. He said all the language is crossed out and did not seem to be it picked up in the walkability section. Ms. Rauch said she would see what happened to that section.

Mr. Rinaldi said there are two paragraph 'f's under section 153.059. He said there is a paragraph on service stations and another on parking structures both labeled subparagraph 'f'.

Mr. Rinaldi concluded he had covered most of his concerns and on the whole, these amendments were well thought out.

Ms. Rauch said if the Board has any additional comments, to send them to her via email and they can be incorporated in Planning's discussion and be presented the next time.

Communications

[There were none.]

Mr. Schisler adjourned the meeting at 7:35 p.m.

As approved by the Architectural Review Board on October 22, 2014.



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 18, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; Laura Ball, Landscape Architect; Dave Marshall, Review Services Analyst; and Rodney Barnes, Police Sergeant.

Other Staff: Claudia Husak, Planner II; Joanne Shelly, Urban Designer, Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Heidi Bolyard, Simplified Living Architecture and Design (Case 2); and Nelson Yoder and Russ Hunter, Crawford Hoving Development Partners; Teri Umbarger, BHDP Architects; and Miguel Gonzalez, Moody Nolan (Cases 4 & 5).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 11, 2014, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Andrew Crozier said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. He said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier said the colors proposed for the building and trim are appropriate according to the *Guidelines* and the time in which this building was built. He said the applicant is proposing to replace the existing awnings and locate additional awnings over the remaining storefront. He explained that the awnings over the windows will be recessed and the others will project over the doorways to alleviate the appearance of one continuous awning, which is not permitted by the *Guidelines*.

He said ART recommends approval with one condition:

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering the entire façade.

Mr. Gunderman confirmed the ART's recommendation of approval of this application for Minor Project Review with one condition to be forwarded to the Architectural Review Board.

2. BSC Historic Residential District – Streng Residence – Architectural Modifications

14-092ARB-MPR

**75 Franklin Street
Minor Project Review**

Claudia Husak said this is a request to increase the height of an existing attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review in accordance with Zoning Code Section 153.066(G) under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Husak said the proposed garage roof will be raised to match the pitch of the existing residence. She said the modifications will match the existing materials. She said the applicant is proposing to remove a second story window where the garage will connect to the residence. Heidi Bolyard, Simplified Living Architecture and Design confirmed the windows of this attic space do not qualify as an egress window; therefore, removal is allowed and will be replaced with attic doors to provide access to the garage.

Ms. Husak said approval for this Minor Project Review with no conditions is recommended.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval of this Minor Project Review application with no conditions to be forwarded to the Architectural Review Board.

**3. BSC Historic Core District – Shamrock Barber Shop
14-093ARB-MPR**

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

Andrew Crozier said this is a request for the installation of a new 6-square-foot projecting sign for an existing commercial building on the west side of South High Street, between Eberly Hill and Pinney Hill Lane. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier presented the site, which has an existing four-square-foot sign that is proposed to be replaced with a six-square-foot sign to be hung from the existing metal bracket. He said Code permits a height of 15 feet and its lowest portion shall be eight feet above the sidewalk. He indicated the proposed sign is made of 1/4-inch-deep, poly-metal aluminum panel with rounded edges with a white background and black text. He said Planning is recommending that the border and shamrock be the same shade of green as the existing awnings. He explained the shamrock will need to meet the secondary image requirements. He confirmed that metal signs are permitted in the district and can be shaped, painted, or polished; and that the intent of projecting signs is to provide visibility from a pedestrian scale and the proposed sign meets the intent outlined in the *Guidelines*.

He presented the ART's recommendation of approval for this Minor Project Review with two conditions:

- 1) The proposed green color for the border and shamrock complement the existing awning color, subject to approval by Planning; and
- 2) The applicant provide detailed dimensions at the time of sign permit submission demonstrating that the size of the shamrock meets the secondary image requirements, and the height requirements.

Mr. Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommended approval of this application with two conditions to be forwarded to the Architectural Review Board.

CASE REVIEWS

4. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC

**Riverside Drive and Dale Drive
Development Plan Review**

Claudia Husak said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Husak said she discussed the timing of both projects with the applicant yesterday and it was decided to tentatively include the Preliminary Plat as part of the overall Basic Development Plan to be forwarded to Dublin City Council on Monday for some definitive feedback regarding street sections. She reported that a work session is scheduled with City Council for October 6, 2014, to discuss several agreements and the framework for several larger projects. She indicated that potentially, both the Preliminary Plat and the Basic Development Plan are scheduled for the Planning and Zoning Commission's Special meeting on October 21, 2014. She said this would allow for feedback on the above and provide internal review time for Staff.

Ms. Husak said items need to be clarified and changes made for the Development Plan Review and Basic Site Plan Review. She reported an initial review was provided from an outside consultant, Daniel Phillabaum, AICP, RLA, to assist with these plans being discussed today. She reported the highlighted issues and inconsistencies that are noted under case 14-095BRP, which also involves Bridge Park East.

Ms. Husak said that a recommendation to the Planning and Zoning Commission for this Development Plan Review request was scheduled for next week's ART meeting and the PZC will need a clean set of plans.

5. BSC Scioto River Neighborhood District – Bridge Park East Mixed-Use Development Blocks B and C

14-095BPR

**Riverside Drive and Dale Drive
Basic Site Plan Review**

Claudia Husak said this is a request for the first phase of a mixed-use development consisting of approximately 440 residential units, 110,691 square feet of retail and restaurant uses, 127,129 square feet of office, and structured parking (approximately 1,347,261 square feet total) in eight buildings, and associated streets and open spaces on approximately 7.71 acres on the east side of Riverside Drive, west of Dale Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D) for a future Site Plan Review.

Ms. Husak and Joanne Shelly identified the following issues:

- Labeling of street names are inconsistent on the civil plans and architectural elevations.
- Street frontages, street facing facades and non-street facing facades need to be identified.
- Scales on the civil and architectural plans are inconsistent; they need to be coordinated. Site drawings need to be all in the same scale and as large as possible.
- Required Building Zones should be included on the civil site plans with the Site Plan Application.

- No Open Space types or locations have been provided. At the Basic Site Plan stage, the design details of these Open Spaces is not necessary, but a plan depicting the locations, areas, and dimensions is necessary to determine if the required provision of Open Space (square footage, dimensions, access, variety of types) is met.
- Square footage of the uses proposed are inconsistent and generalized into an Office/Retail category for parking calculation purposes. The amount of square footage proposed for Eating & Drinking uses appears significantly lower than previously anticipated. As parking requirements are better understood based on refinements to the mix of uses proposed, a Shared Parking Reduction should be explored as part of the overall Parking Plan for the area.

Ms. Husak asked the applicant to verify the numbers that Mr. Phillabaum provided of the breakdown of the building uses. Teri Umbarger, BHDP Architects, said if the numbers were provided to her, they will confirm they are valid.

- Floor to ceiling heights need to be shown.
- Buildings B4 and C4 have been designated as Mixed-Use Buildings by the applicant but each of these buildings are six stories in height, exceeding the five-story maximum permitted for Mixed-Use Buildings. If they are designated Corridor Buildings, six-story maximum is permitted. A Waiver will be required to allow the ground story heights of 10 feet and 10 feet, 9 inches, as the minimum height for ground stories; in Corridor Buildings it is 12 feet.
- Buildings B1, B2, and B3 have also been designated as Mixed-Use Buildings, and also exceed the maximum permitted height of five stories. Each of these buildings are six stories in height and would be more accurately designated as Corridor Buildings.

Miguel Gonzalez, Moody Nolan, asked how to designate the uses and ceiling heights. Ms. Husak explained that story height leads to the rest of the requirements.

- Parking calculations of the number of compact parking spaces proposed exceed the maximum of 10 percent permitted by Code. On the parking structure plans, compact spaces are labeled but it does not include spaces that have dimensions greater than compact, but less than required for standard spaces. The location of 'non-standard spaces' as well as the compact spaces on the plans need to be depicted as they are considered compact spaces by Code and are included on the Parking Schedules. The number of egress and ingress required is not consistent with Code and currently not enough spaces. If a Waiver is requested, this is significant.
- Parking calculations based on use need to be provided, which should be primarily for office/retail and not restaurants. The minimum and maximum numbers need to be included for a more clear evaluation explanation of need. A note of intent of shared parking is also recommended.

Russ Hunter, Crawford Hoying, said he will modify the plans but desires additional egress spaces on each side. He said two egress spaces cannot be next to each other and logistically, this does not work; the spaces need to be side by side and quantity will not be an issue.

- Vehicle parking depth

Mr. Hunter said parking depth was the issue, not width. Ms. Shelly recommended a parking matrix and said a Waiver would be needed for asking for compact spaces that are not truly compact spaces. She said the matrix would identify the spaces that are shorter than full, but not compact. Ms. Husak requested the spaces be counted for better identification either by row or each space has a number to identify per floor plan per row.

Ms. Umbarger said the identified spaces were provided.

- Slope of parked ramps in the parking structures need to be verified. Potentially steep ramps coupled with narrower than standard parking spaces will result in door swinging into adjacent parked vehicles, as well as insufficient accessibility and pedestrian comfort.
- Parking structure circulation needs to be included on the drawings to show entrance/exit locations, all levels, ramps, and circulation pattern.

Ms. Shelly suggested a conceptual isometric diagram.

- Bicycle parking and storage provisions need to be included as it is a significant requirement and may reduce the number of vehicular spaces available.
- Motorcycle parking should also be included.

Ms. Umbarger replied that the applicant has the room for these accommodations.

- Stormwater quality management needs to be provided.

Ms. Umbarger asked if stormwater management should be part of the Basic Plan or part of the Site Plan. Barb Cox requested something be provided at this stage for her to provide feedback. Nelson Yoder, Crawford Hoying, said the applicant has begun looking at stormwater management. Ms. Umbarger asked if the plan could be submitted as a narrative to which Mr. Yoder interjected that more than a narrative can be provided.

- Several of the above grade transformers on the Site Plan are not depicted on the Landscape Plans and will be required to be screened.
- Refuse container locations need to be diagramed on the plans and refuse management should be considered.

Ms. Umbarger said two buildings have trash compactors, which all four buildings will be using. Ms. Cox emphasized the need for notes and comments on the plans for this application as well as proper labeling.

Mr. Yoder questioned the need for all this paper when both cases will be heard on October 21, 2014. He asked to combine the two into a simple set of drawings. Ms. Shelly explained the idea of the Development Plan is to provide a high-level picture of the project, including simple drawings. She said the detail is needed for the next phase, which is the Site Plan. The best way to present these cases as to not cause confusion was discussed. It was decided that the best way would be to get the Development Plan (simple portion) approved first before moving on to the Site Plan (detail).

Jeff Tyler suggested the Commission receives two packages. Ms. Cox agreed the process should be followed. Ms. Husak suggested that having one Planner present the Development Plan Review and another present the Site Plan Review may help separate the two cases. Ms. Husak said scheduling a general staff meeting next week would be helpful.

- Architecture Facades

Based on initial comments on materials from City Council, Ms. Shelly said they did not approve of fiber cement siding as a primary material and stucco is not permitted as the primary or secondary building façade material by Code.

Mr. Gonzalez presented the material sample boards, which contained the standard size (1 X 2) of stone veneer that is a step up from cultured stone. He explained this was used on the Heartland of Dublin project as masonry units on the bottom of the building.

- More Building Variety should be considered. Many buildings proposed have similar form (number of stories, proportion of recesses/projections, roof design) but do vary material palette considerably.

Ms. Shelly was concerned that even if all the renderings were in all black, white, and gray, removing color, they would still appear to need variation, which Code requires. She said this large project cannot appear as one person designed all the buildings. She said she understood the inside layout reflects the outside but all the buildings are similar in character. She indicated the buildings with a vista and gateway needs to be signature in style and not part of the main palette. She said a vista was important as the bridge was being realigned. She recommended the applicant not miss this huge opportunity to design something extraordinary.

Ms. Umbarger referred her to the C2 building with a tower. She agreed that the black and white renderings make the buildings appear as simple motifs but color and texture will be added and referenced the sample material boards for character.

Ms. Shelly emphasized the first impression was that the buildings were mostly brick and needed variety. Ms. Umbarger asked if showing a perspective would introduce variety.

Ms. Shelly recommended that the applicant convey quality and the types of bricks selected were discussed. She reiterated that stucco was proposed as a trim material but it cannot be used at all in this district. Ms. Umbarger inquired about fiber cement siding to which Ms. Shelly said that was not permitted as a primary building material.

Mr. Tyler inquired about the structural material for the tower that was the focal point. Ms. Umbarger replied that it consists of steel tubes and 3A construction project.

Mr. Tyler said residential units cannot go above 30 feet. Mr. Hunter explained it was a steel building. Mr. Tyler suggested that the applicant highlight that point.

Mr. Hunter asked if they could request a Waiver. He explained they are not using secondary materials where they can be touched by the public. He said the metal panels would be installed within 20 feet of the top of the building, which puts the panels 60 feet in the air and you cannot really tell the difference.

Mr. Tyler thought stucco would be an uphill battle and emphasized the Commission and Council are looking for quality materials that are timeless. He said fiber cement siding was just discussed this past week at a PZC Special Meeting and it was determined that installation is the issue that results in undesirable corners, windows, and chipping.

Mr. Hunter commented that there will be a lot of buildings with brick that will look alike.

Ms. Husak said fiber cement products have only been permitted in residential buildings. She said the applicant must use primarily materials of stone, brick, and glass. She explained Code reads fiber concrete siding, metal panels, etc. as secondary materials.

Mr. Hunter said the applicant needs to be able to afford all those primary materials. Ms. Husak emphasized the need for providing variety and mentioned that the current plan can appear mundane rather quickly.

Ms. Shelly commented that all the brick had the same dimensions and asked the applicant to consider big brick.

Ms. Husak said at this stage, the applicant has the opportunity to receive feedback from the Commission.

Ms. Husak asked if she could expect street sections from the applicant. Mr. Yoder said the applicant could provide street sections.

Alan Perkins inquired about the fire hydrant locations and asked specifically about Mooney Street, south of Bridge Park Avenue. He requested a hydrant on Mooney Street. Mr. Yoder said the applicant could do that.

Mr. Perkins thought the goal of private streets to public streets was to appear seamless. He said the proposed building locations meet minimum fire code requirements for length of hose lines but come close to exceeding. He also said he wanted to see hydrants across Bridge Park Avenue. He explained the FDC location for Block 'B' would require firefighters to stretch a hose line across Bridge Park Avenue to the closest hydrant and potentially block emergency vehicles on the primary street.

Mr. Perkins said now that he has building footprints he can gauge the stretch for ladder trucks. He stated he was concerned with the grade for the drive going up the hill. He indicated he has an understanding of what is public or private and the span on hydrant location is ok.

Ms. Cox reported that Kristin Yorko was working on establishing addresses. She said several different tenants with different uses may share the same main elevator. She said offices sharing the same main building number would be identified by "suites" and residential units would be identified by "apartment numbers". She said Engineering is currently working through the right number system for the grid.

Mr. Tyler asked how garages would be addressed. Mr. Hunter agreed that garages needed separate addresses. Ms. Cox said this could be discussed more thoroughly at next Wednesday's meeting.

Ms. Umbarger asked if everyone should still meet weekly. Ms. Husak thought that it was a good idea to continue the weekly meetings.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Planning and Zoning Commission for this request was scheduled for October 2, 2014.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 3:12 pm.



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 11, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Gerry Bird, OHM Advisors (Case 1); Heidi Bolyard, Simplified Living Architecture and Design (Case 2); Rich Irelan and Tom Irelan, Dublin Building Systems (Case 4); Nelson Yoder, Principal, Crawford Hoying Development Partners, and Teri Umbarger, BHDP Architects (Cases 5 & 6); and Julie Leff (Case 7).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the September 4, 2014, meeting minutes. The minutes were accepted into the record as presented.

PRE-APPLICATION REVIEW

1. BSC Commercial District

**5000 Upper Metro Place
Pre Application Review**

Jennifer Rauch said this is a request for non-binding review of a potential application for the construction of a new hotel and associated site improvements on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this request is a pre-application review prior to the submission of an application for Basic Site Plan Review in accordance with Zoning Code Section 153.066(C).

Gerry Bird said he is proposing a Home2 Suites by Hilton. He presented hard copies of the site plan which showed a four-story hotel on the northeast corner of the site. He indicated that because this is in the Bridge Street Corridor, the building is closer to the street for a more urban feel. Currently, he said, the BSD has a height requirement of three stories that the applicant is proposing to exceed. He reported there is an eight-story building next door, which is the Embassy Suites.

Mr. Bird said they are considering a 12,000-square-foot office building on the southeast corner of the site. He said the two-story office building would be part of the Final Development Plan process that would provide an overlap of parking. He explained that the medical office would provide 60 parking spaces and the hotel would provide 125 parking spaces. He said since the hotel would be short 40 parking spaces on its own, the applicant could share spaces with the office building.

Mr. Bird said the hotel proposal offers a typical floor plan and the building prototype design is similar to the ownership and brand of Hilton but understands the material criteria required for Bridge Street District (BSD).

Mr. Bird summarized that he is asking for review and feedback for the setbacks, height, parking ratio, material, and architecture. He said he also wanted to discuss the process and procedures if the applicant were to take this project forward.

Barb Cox said she would like to investigate possible requirements at the intersection. Ms. Gilger clarified that pushing the building closer to the roadway may interfere with future needs of the City.

Gary Gunderman asked where the lobby would be for this hotel. Mr. Bird pointed out the portico at the northwest side of the building and explained that guests coming to the building eastbound on SR 161 will see the portico.

Fred Hahn inquired about the landscape on SR161 and asked if there would be any easement issues as the proposal appears to extend into the right-of-way. He also asked if there were any agreements in place. Dave Marshall indicated that Embassy Suites was a unique case.

Jennifer Rauch inquired about possible deed restrictions. Mr. Gunderman said he thought there was a restrictive covenant but the BSD might wipe through all that. He said the restrictions were predicated on straight zoning.

Claudia Husak thought a tall wall sign being requested could be a challenge. Rachel Ray offered to investigate the requirements for a building identification sign.

Ms. Rauch inquired about the building type and said if it was a Corridor building, the applicant might need a Waiver for the building type. Ms. Rauch explained the required build zone is within 0 – 15 feet, which appeared to be met along Frantz Road, but was concerned about moving the building closer to SR 161. She inquired about how the landscaping plays into it.

Mr. Gunderman asked if there might be a right-of-way issue.

Rachel Ray asked the applicant if they had a vision at this early stage as to how the building would meet the street and to consider transitional character but urban style.

Mr. Bird said the applicant does not plan to touch the existing stone wall incorporated into the landscaping along Frantz Road, the landscape would complete itself at the corner, and inquired about possible sidewalks, especially along SR161. Ms. Ray said it was a limited access right-of-way.

Ms. Cox said the amount of pavement at the intersection is not changing with the 270/33 interchange improvements but storm sewers will be installed across the intersection. She said improvements were previously studied for Frantz Road and Post Road, but will no longer be feasible based on the improvements currently slated for the interchange.

Mr. Gunderman asked about doorways off the Frantz Road side of the building. Ms. Ray said a front door was needed.

Ms. Cox inquired about the utility services for the single tenant on the property now and thought a water line and sewer line might need to be incorporated for the additional building. She said the existing building was constructed right before stormwater requirements changed.

Mr. Bird said when they presented a proposal to City Council in April they were given a time frame of 18 months for BSD projects. He asked if a Planned Unit Development (PUD) would be a better option. Mr. Gunderman suggested the applicant would be in a better position leading with a BSD Basic Site Plan in terms of timing.

Ms. Husak explained that the 18-month time frame was based on a developer bringing forward large blocks of development and many buildings. Ms. Rauch said the process will entail a Basic Site Plan and Site Plan.

Mr. Bird asked if a variance was needed for a Corridor building. Ms. Rauch said it would be incorporated in the Basic Plan or Site Plan. Ms. Rauch suggested meeting with Staff before an application is filed.

INTRODUCTIONS

2. BSC Historic Residential District – Streng Residence – Architectural Modifications 14-092ARB-MPR 75 Franklin Street Minor Project Review

Jennifer Rauch said this is a request for review and approval to increase the height of an existing attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review in accordance with Zoning Code Section 153.066(G) under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the garage has a low roof profile and currently has white HardiePlank siding. She said the applicant would like to raise the garage roof to match the pitch and materials of the existing single-story house. She said they would change out the garage doors. She showed photos of the existing garage and house.

Heidi Bolyard, Simplified Living Architecture and Design, said the existing garage doors are six feet, eight inches in height and the homeowner is not able to fit their vehicle in the garage. She explained they need an eight-foot garage door to accommodate the vehicle.

Rachel Ray asked if the second story window on the house would need to be removed. Ms. Bolyard said the window would be replaced with attic doors.

Ms. Rauch said this request is scheduled for an ART determination next week in order to be forwarded to the Architectural Review Board meeting on September 24, 2014.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for September 18, 2014.

3. BSC Historic Core District – Shamrock Barber Shop 14-093ARB-MPR 86 S. High Street Minor Project Review

Jennifer Rauch said this is a request for the installation of a new 6-square-foot projecting sign for an existing commercial building on the west side of South High Street, between Eberly Hill and Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch showed a slide of the existing four-square-foot wood sign. She said the applicant is proposing to increase the sign from four-square-feet to six-square-feet, which meets the requirements of the BSD. She explained that since the applicant is not proposing to replace the sign with the exact same size, the proposal needs to be forwarded to the Architectural Review Board (ARB). Ms. Rauch questioned the proposed material that is metal. She said the sign will have raised letters as well as a raised border and asked fellow members if they had any concerns with this material since it is a historic building.

Rachel Ray asked for clarification on the BSD Code. Ms. Rauch confirmed that metal was permitted in the BSD Code and the *Historic Dublin Design Guidelines* state that the sign must complement the architecture in the District.

Gary Gunderman asked if there was another sign with similar material to compare. Ms. Rauch thought the sign would be one solid piece of aluminum with a coating on top.

Ms. Ray noted that the building is green and asked if the sign would match that shade of green. Ms. Rauch said the sign may match the existing canvas awning that is near the sign.

Mr. Gunderman asked if the sign would be installed at the same height as the existing sign. Ms. Rauch confirmed that the proposed sign would hang from the same existing bracket metal.

Ms. Rauch concluded she would look into the material details prior to the next meeting.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for September 18, 2014.

**4. Command Alkon
14-094WID-DP**

**6750 Crosby Court
Development Plan**

Jennifer Rauch said this is a request for the construction of a 30,660-square-foot building and associated site improvements on the south side of SR161/US 33 east of the intersection of Crosby Court. She said this is a request for review and approval of a Development Plan under the provisions of Zoning Code Section 153.042.

Ms. Rauch said she had been meeting on weekly basis with the applicant to go through preliminary planning with Engineering. She said site access is proposed on the southwest corner of the site, north of the approved AEP access. She said the building is oriented towards the northwest corner of the site, with parking on the west side along Crosby Court and to the rear of the building with service access in the rear. She indicated the main entrance is proposed at the northwest corner. She said employee parking and access is to the rear of the building. She reported the building will be constructed with concrete panels and fiber cement siding. She showed the front elevation illustrating the entrance with red accent permitted above the main entrance and the north elevation showing the screening of the dumpster. She said the proposed sign will need approval. She showed the proposed stormwater pond under the AEP easement.

Ms. Rauch explained the ART would be the final approving body for this application.

Gary Gunderman asked if there would be any Waivers. Ms. Rauch said no Waivers have been identified at this time.

Claudia Husak asked for the height and size requirements for the wall sign. Ms. Rauch said she will request more wall sign detail from the applicant.

Ms. Husak said she really liked the architecture.

Ms. Husak inquired about the plat recording timeline that was approved on Monday. Barb Cox said she would supply the mylar plans. Mr. Hahn asked if the old right-of-way line was being moved. Ms. Cox said the new line would be reflected in the plat.

Ms. Gilger asked if AEP approved of the proposed wet retention basin on their easement.

Ms. Cox said the City will work with AEP in order to provide them with necessary access to their substation.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request is scheduled for October 2, 2014.

**5. BSC Scioto River Neighborhood District – Bridge Park East Mixed-Use Development
Blocks B and C Riverside Drive and Dale Drive
14-095BPR Basic Site Plan Review**

Rachel Ray said this is a request for the first phase of a mixed-use development consisting of approximately 1,347,261 square feet of residential, retail, office, restaurant, and structured parking in eight buildings, and associated streets and open spaces on approximately 7.71 acres on the east side of Riverside Drive, west of Dale Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Site Plan Review application under the provisions of Zoning Code Section 153.066(D) for a future Site Plan Review.

Ms. Ray presented the illustration showing the blocks and associated buildings involved in this application: Residential/Parking; Commercial at Grade/Residential Above; Commercial at Grade/Office Above; Commercial and Theater at Grade/Residential Above; and Parking for Blocks C & D. She noted the site boundaries and said that private drives would be incorporated separately. She said the BSD creates a unique mixed-use, pedestrian-friendly place to live, work and visit, offering connections to Historic Dublin, Riverside Park and the Scioto Rivers. She indicated the diversity of uses includes hotel, office, retail and dining, fitness and grocery, and a variety of residential products. She said streets are intended to be part of a seamless street grid, with some of the streets located above structured parking. She said the Bridge Park development evenly distributes a range of Open Space, which she noted for Blocks B & C: between C4 and C3; and between B4 and B3. She indicated building plans are referenced by block and the different building types have been preliminarily identified. She said that these building types will need to be analyzed at a high level and any Waivers will need to be identified.

Teri Umbarger, BHDP Architects, said material boards and building renderings will be provided to show how the individual buildings will fit together.

Ms. Ray inquired about stormwater management plans. Nelson Yoder, Crawford Hoving Development Partners, said quality is required, not quantity. He said the applicant is reviewing the mechanicals and other means of quality and offered to provide calculations.

Mr. Yoder asked if this was the time to discuss right-of-ways and pavers. Ms. Cox said that could be discussed later.

Ms. Ray said Dan Phillibaum will be helping with the Code review.

Ms. Ray said that the ART recommendation of approval for this request is scheduled for October 2nd and is scheduled to be reviewed by the PZC on October 9th.

Claudia Husak said she would schedule a general staff meeting for extra comments and review.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that this application will be further reviewed on next week's agenda.

CASE REVIEWS

6. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC

**Riverside Drive and Dale Drive
Development Plan Review**

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray said this application is still on hold pending the Preliminary Plat. She said she is waiting for plans.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.]

7. BSC Historic Core 14-090ARB-MPR

**48-52 S. High Street
Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this application was introduced last week and found no concern with the paint colors proposed but stated the ART members had concerns about the use of one continuous awning, which is undesirable in the *Historic Dublin Design Guidelines*. She reported she has since had a conversation with the applicant and explained that one section of the awning will protrude while the other sections are recessed. She believed that this will make the awning appear somewhat separated, while adding another awning over the other doors. She said the applicant proposed standing seam awnings but is willing to do canvas awnings to match the existing.

Julie Leff showed the modified paint colors selected for the trim and the body of the building.

Ms. Rauch said the conditions will be discussed and an ART determination is scheduled for next week's meeting.

Gary Gunderman asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed that a recommendation on this request was scheduled for September 18, 2014.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:47 pm.



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
fax 614.410.4747

www.dublinohiousa.gov

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 4, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development Administrator; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Laura Schweitzer, Sign Vision Co. (Case 3); and Tim Tucker, Halloween Express (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 28, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

INTRODUCTION

**1. BSC Historic Core
14-090ARB-MPR**

**48-52 S. High Street
Minor Project Review**

Jennifer Rauch said this is a request for architectural modifications to a building and trim colors for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a slide that showed the existing building that houses five tenants. She pointed out that the roof had recently been replaced with a new standing seam metal roof. She said the applicant would now like to repaint the building and change the awnings. She stated that the applicant is proposing the following paint colors: Benjamin Moore "White Dove" for the body and the trim for all upper windows; Benjamin Moore "Revere Pewter" for the trim detail around the doors and windows on street level; and Valspar "Vintage Frame" for the exterior doors at street level. She said the applicant would like to replace the green canvas awnings with a dark bronze standing seam metal awning to be consistent with the dark bronze color of the doors.

Steve Langworthy inquired if the *Historic Dublin Design Guidelines* permitted standing seam metal awnings.

Ms. Rauch said the *Guidelines* allowed for canvas awnings, and for a building built in the mid-1800s, the awning should not be continuous across the entire storefront. She said she would need to confirm if the metal awnings would be appropriate. She reported that one long canvas awning was already in place.

Ms. Rauch confirmed that white was the original paint color of the body of this building so using another light color seemed appropriate. She said she did not have any issues with the colors selected, but had concerns with the materials proposed, as they seemed out of character.

Rachel Ray asked if there were right-of-way encroachment issues with the awning.

Barb Cox said Engineering had less concern with an awning projecting over the right-of-way than something encroaching at ground level. She noted that a process for dealing with such right-of-way encroachments was needed.

Mr. Langworthy asked if contrasting trim was required.

Ms. Rauch said the *Guidelines* did not require the trim color to contrast with the body color.

Gary Gunderman asked if this proposal was being reviewed by one of the City's architectural consultants. Ms. Rauch said a consultant's services could be engaged.

Jeff Tyler said he thought the awnings continuing all the way across the entire storefront did not seem appropriate.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated that a recommendation on this request was scheduled for September 18, 2014.

DETERMINATIONS

2. Verizon Wireless Co-Location – O'Shaughnessy Dam Tower 6013 Glick Road 14-087ARTW Administrative Review - Wireless

Andrew Crozier said this is a request to replace six panel antennas and install nine remote radio heads and two OVP distribution boxes on an existing monopole tower. He said the site is on the south side of Glick Road approximately 850 feet east of the intersection with Dublin Road. He said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Mr. Crozier said an Administrative Departure was needed as Chapter 99 limits the height of wireless communication facility towers to a maximum of 120 feet in all non-residential districts as measured to the top of the antennas. He said the proposed overall height for the Verizon antennas (154 feet, 2 inches from grade) and the existing tower (152 feet) exceed the height maximum. He explained that the tower and antennas were erected prior to the adoption of the amendments to Chapter 99. He added that this proposal does not add height changes as the new equipment will be installed at the same height, however, the plan measures the height of the tower from the centerline of the tallest antennas, whereas Chapter 99 requires that height be measured to the top of the antennas. He stated that an Administrative Departure was recommended to accommodate the increased height of the antennas.

Mr. Crozier said approval with two conditions was also recommended:

- 1) That the new equipment should be unobtrusive and maintain similar color; and
- 2) That any associated cables are trimmed to fit closely to the panels.

Gary Gunderman confirmed with Mr. Crozier that the cable ran on the outside of the pole.

Rachel Ray stated there is to be no ground modifications; no building permit was needed, just a Certificate of Zoning Plan Approval; and that the applicant had accepted the conditions prior to the meeting.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He clarified that the Administrative Departure was for the additional two feet, two inches when correctly measured according to Chapter 99. He confirmed the ART's approval of the Administrative Departure.

Mr. Langworthy also confirmed the ART's approval of this application with two conditions.

**3. BSC Sawmill Center Neighborhood District – Visionworks – Signs 6465 Sawmill Road
14-088MPR Minor Project Review**

Rachel Ray said this is a request for a 33-square-foot wall sign, a 6-square-foot wall sign, and a 12.6-square-foot ground sign for a new commercial building on Sawmill Road approximately 220 feet south of Banker Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Ray said all three signs meet Code for size, location, height, color, and number. Ms. Ray said she sent this application to the City's sign consultant, Studio Graphique, for review to which they recommended approval with no additional comments in terms of sign design.

Ms. Ray said approval for this request for three signs is recommended with one condition:

- 1) That the applicant provides a landscape plan for the ground sign as part of the sign permit.

Laura Schweitzer, Sign Vision Co., stated that the applicant agreed to the condition.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this request for Minor Project Review with one condition.

**4. BSC Sawmill Center Neighborhood District – Halloween Express – Sign
14-089MRP 6655 Sawmill Road
Minor Project Review**

Rachel Ray said this is a request for a new 72-square-foot wall sign for a retail facility within an existing commercial building at the northwest corner of the intersection of Sawmill Road and Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Ray said the proposed 72-square-foot wall sign exceeds the size requirement of 42 square feet permitted by Code while all other dimensional requirements were met. She said both the size and the black raceway visible behind the lettering were concerns as part of the sign's design. She explained that the raceway makes the sign appear temporary, and the overall appearance is inconsistent with the quality and design standards for signs in the Bridge Street District. She stated there were also questions about whether the electrical had been installed appropriately.

Ms. Ray said disapproval is recommended for this request for Minor Project Review. She stated that the recommendation included a requirement that the sign be removed by September 15, 2014.

Steve Langworthy suggested that a sign of correct size with regular channel lettering could be an alternative to the lettering installed over the black raceway.

Tim Tucker said he understood that the sign was not installed correctly and asked what internal processes he could pursue to maintain the sign.

Ms. Ray explained that the ART's decision on this application could be appealed to the Board of Zoning Appeals, but the applicant would need to demonstrate that the ART inappropriately arrived at the decision to disapprove the sign. She said the applicant could also request approval of a Master Sign Plan from the Planning and Zoning Commission, but it was unlikely to be approved, and there is a much more substantial application fee involved.

Mr. Langworthy said a Master Sign Plan would be the most logical approach, but he agreed with Ms. Ray that approval was unlikely.

Mr. Tucker said this is a temporary business and by the time he would get through the appeal process, he would be closing his doors for the season.

Mr. Langworthy said there are temporary sign alternatives and asked the applicant to explore those options. He explained that the problem the applicant is likely to run into with obtaining a temporary sign is that it is only good for 30 days. He emphasized and confirmed with the applicant that the existing sign has to be removed by September 15.

Steve Langworthy asked the ART and the applicant if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's disapproval of this request for Minor Project Review, and that the sign be removed by September 15, 2014.

CASE REVIEW

5. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC

Riverside Drive and Dale Drive Development Plan Review

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray reported the applicant requested another time extension. She said they met yesterday to discuss the streetscape design, and the applicant indicated they would now like to take this application forward to the Planning and Zoning Commission (PZC) in October. She explained this would require a determination from the ART at the September 25th meeting. She said there is more work to be done, including more detail for walkway, cycletrack, and patio pavement.

Ms. Ray said the applicant would however like to submit the Basic Site Plan application for Blocks B and C next week to begin that review process.

Ms. Ray concluded the time extension request was for two weeks and the ART's recommendation to the Planning and Zoning Commission would be tentatively scheduled for September 25, 2014.

Steve Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:30 pm.

**4. BSC Historic Core District
13-067ARB-MSP**

**48 South High Street
Sign Modification**

Ms. Husak introduced this request for a master sign plan and a minor project to install two signs of the same type, where the Code would require two different signs types. She said the site is located at 48 South High Street and includes an existing multiple tenant building with frontage on High Street and Spring Hill. She said the Board recently approved a sign for the Winan's store located on the southern end of the building. Ms. Husak indicated tenants are also located on the second floor. She stated the application was proposed for the applicant's law offices located at the northern end of the building.

Ms. Husak outlined the proposal for two window signs of the same sign type within the windows facing South High Street. She said Code would permit two signs of two different signs, such as a wall sign and a window sign or a projecting sign and a window sign or a different combination. She said the tenant space has two windows and the applicant is proposing to place a window decal in each window. She said based on the request, it has been determined master sign plan approval is needed from the Board. She stated all other Code requirements are met with this proposal. She indicated the Administrative Review Team has reviewed the request and recommended approval of both application components to the Board.

Mr. Schisler asked if the signs are separated to meet the size requirement or do they truly wish to be on separate windows. Ms. Husak responded it was the latter.

Mr. Schisler said he would prefer to see the more traditional design for a law office with the names underneath in one window. Mr. Munhall agreed.

Mr. Schisler said he would locate it in the window nearest to the door.

Mr. Munhall asked if the Board was approving an increase in sign size. Ms. Husak responded the master sign plan approval would be granting an increase in sign area.

Mr. Rinaldi said he would support the signs in the two windows. Mr. Dyas agreed given they were two matching bay windows.

Mr. Munhall asked if the applicant would be opposed to putting the signs in one window closest to the door.

Mr. Joel Campbell, the applicant, said he felt it would look awkward with signs in only one window and a blank window next to it. He said Winan's has a similar design with signs along the bottom, but they only have one window. He said they would like to keep the signs as proposed.

Mr. Campbell asked if they would be a permitted a sign at the rear of the building off the parking lot. Mr. Schisler said that would be permitted, regardless of the approval of the window signs along the front.

Ms. Husak stated if the applicant wanted another sign, such a projecting or wall sign they would have to submit and gain approval from the Board for an amended master sign plan to allow any additional sign. She said it would not require a variance process.

Mr. Munhall and Mr. Rinaldi said they were supportive of the two window signs as proposed.

Mr. Schisler said the signs were period appropriate and looked nice. Mr. Dyas agreed.

Ms. Husak clarified the Master Sign Plan is Motion #1 to allow the two signs of the same type.

Motion and Vote #1

Mr. Rinaldi moved to approve this Master Sign Plan application, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Mr. Schisler seconded the motion. The vote was as follows: Mr. Dyas, yes; Mr. Munhall, yes; Mr. Mathias, yes; Mr. Schisler, yes; and Mr. Rinaldi, yes. (Approved 5 – 0.)

Motion and Vote #2

Mr. Munhall moved to approve this Minor Project Review for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Mr. Dyas seconded the motion. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Munhall, yes. (Approved 5 – 0.)

with this particular study, and then have strategies for dealing with the implementation and economical feasibility challenges.

Tom Currie asked if there was an office for this corridor study. Ms. Ott said there was not; however, it was being managed by the City Manager's office, specifically by Terry Foegler, City Manager as the project executive.

Denise King thanked them for meeting with the Historic Dublin Homeowners Association and said it was much appreciated. She said since she could not convince them to include it the Scope of Services, she wanted Mr. Carlson to know that there was a real fervor on South Riverview Street to remain residential. She said in terms of the study sketched this evening, she thought there were a lot of good things going on, but maybe one thing too many. She asked if they really wanted to include in this study the workforce issues because it seemed to her that it would be more appropriate City-wide, just because you would want to capture the Tutttles, and the area beyond I-270 and where there is office use as well.

Ms. Ott said that was a good point. She said they had considered the phasing of this project, but it has not been finalized. However, it was 'where do we start' as well, so they will carry that message back as things are still being revised to consider further. She said a challenge was that they were hearing more and more that the housing preference of workers does not necessarily match what we currently may have in our community. Ms. Ott said that is one area that they are going to explore as part of this study. She said in the corridor, there are also some major employers who are part of this discussion, and they want to gauge that component as well.

Ms. King said that was all the more reason to make that facet City-wide so that the solution can be City-wide rather than just in the one corridor. Ms. Ott agreed to follow up on Ms. King's suggestion.

Carl Karrer asked if the scope of this project embraced what he believed was discussed fairly recently as developing Historic Dublin as a town center. He said he got the impression that they were looking at the area which embraces Historic Dublin, plus a slightly larger periphery, to be considered for development as a live, work and play town center concept.

Ms. Ott said part of the study would evaluate the role of the historic area, and what other development opportunities is appropriate and reasonable within the District that can accomplish that, but still maintain the integrity of the area. She said it was not nailed down hard tight at this time, but that was what they were looking towards.

Mr. Souders swore in those wishing to speak on any of the cases tonight, including the applicants, Christine Cochran, of Cookies by Design, and Jeffrey Bolyard, 80 Franklin Street, and City representatives.

**1. Cookies by Design
09-040ARB**

**48 South High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of two signs for a new business. She said the 0.25-acre site is located on the east side of South High Street, on the southwest side

of Spring Hill. She said to the northwest, are Town Center I and II and the Bridge and High Development, and to the east are single-family residences and the Scioto River. She said the *Historic Dublin Design Guidelines* state: *A business is only permitted one sign unless they have the second entrance to the rear of the business. The second sign cannot be visible from the public right-of-way, which fronts the building.* Ms. Martin said the applicant is proposing a sign at the main entry, off of South High Street, and a second sign at the rear of the building off of the parking lot as indicated.

Ms. Martin said on May 23, 2001, the Board approved signs for a business located in the building and at that meeting, the Board requested that Planning work with the applicant on a comprehensive tenant sign package that would be submitted with any future sign applications. She said on January 24, 2007, the Board approved a six-square-foot, multi-tenant projecting sign for the building with a condition for the multi-tenant sign that existing signs be removed or relocated to meet Code prior to installation of the new sign.

Ms. Martin said the applicant is proposing a window sign in lieu of a sign panel on the multi-tenant projecting sign at the main entry. She said the multi-tenant projecting sign will remain in place as identification for other tenants in the building. Ms. Martin presented photographs showing the main entry and two bay windows for the tenant's space. She said the proposed window sign is 1.2-square-foot in size and will be located in the middle of the south bay window, and the size of the proposed sign complies with the maximum window sign area permitted by the *Guidelines*. She said the applicant had provided two options of material for the window sign, real 22K gold leaf or metallic gold vinyl. She said both materials meet the requirements of the *Guidelines*, however Planning is recommending the use of the 22K gold leaf to be more historically accurate to the structure and the character of the district. Ms. Martin said the proposed fonts are similar to the Cooper and Script fonts, both of which are fonts that the *Guidelines* list as appropriate for signs in the District.

Ms. Martin said the second sign the applicant is proposing is 1.5-square-feet and will be attached to the siding on the rear of the building, directly under an existing sign panel. She said the proposed sign complies with the *Guidelines'* permitted maximum area and is not visible from the right-of-way. She said the applicant is proposing to use either a 1.5-inch high-density urethane or redwood as the material for the sign. Ms. Martin said either material meets the requirements of the *Guidelines* and are consistent with the previously approved signs in the District.

Ms. Martin said the applicant has provided three options for the proposed color palette for the rear entry. She said Option A consists of the carved-away area of the sign painted black and the main text and accents in cream. She said the border and graphics background portion of the sign will be burgundy. Ms. Martin said Option B consists of a carved-away area of the sign, the main accents in burgundy, the graphics portion of the sign in cream, and the border in gold. She said Option C consists of the carved-away area of the sign, the main text and accents in black, the graphics background portion of the sign in white and the border in gold. She said the three proposed color palette options are consistent with the *Historic Dublin Design Guidelines*. Ms. Martin said that Planning recommends that the applicant utilize Option C to provide a cohesive tie to the proposed window sign.

Ms. Martin said the proposed window sign meets the permitted area of window signs as identified in the *Historic Dublin Design Guidelines*, and is historically accurate to the building

and the District. She said the proposed wall sign at the rear of the building is appropriate in size and fits with the other sign at the rear entry. She said both signs are pedestrian in scale, easily readable, and effectively communicate the business. Ms. Martin said it was Planning's opinion that the intent of the *Historic Dublin Design Guidelines* have been met by the proposed application and recommends approval of this request with three conditions:

- 1) The proposed window sign be constructed with 22K gold leaf;
- 2) Option C color palette be utilized for the wall sign at the rear entrance; and
- 3) That a sign permit be obtained prior to installation.

Mr. Souders asked what was above the proposed rear sign. Ms. Martin said it was an existing plaque on the building that identified the other tenants in the space. She said that all of the tenants listed use the same parking lot door.

Ms. King noticed a Hair Smiths' rear wall sign underneath the light and suggested it was pre-existing before the plaque idea. Mr. Souders confirmed that was a third sign.

Mr. Souders noted that there was a comprehensive sign package for the front, of which all of the tenants shared, and a tenant had moved out and there is a new tenant that did not want to be part of the agreement any longer.

Ms. Martin explained that from what she understood through the research of the history, there was supposed to be a proposed sign package which she understood was this multi-tenant sign, but not all of the tenants are listed on that sign package. She said Allstate and General Dentistry were listed. She said not all the building tenants were listed.

Mr. Souders asked if the businesses listed on the rear sign were pre-existing tenants or any new businesses added to the multi-tenant sign since it was installed. He asked if those building tenants not listed chose not to participate in the multi-tenant sign.

Ms. Martin said she was unaware of any decisions made by new tenants.

Mr. Souders said essentially, there were two signs and locations on the front some existing tenants' signs that are not participating in the sign package, and some that are. He thought one of the two signs were non-conforming.

Jennifer Rauch said they were not non-conforming, it was just that those tenants were not advertising on the multi-tenant sign.

Mr. Souders asked if the tenants did not have their businesses advertised on the multi-tenant sign, did they have signs located elsewhere. Ms. Martin said the Hair Smiths actually had a sign on the front of the building, to the left of the main shared doorway.

Ms. Rauch clarified that a business was not allowed to have two signs on the front of their building, and said Cookies by Design, for instance, could not have a plaque on the multi-tenant sign and a window sign on the front.

Mr. Souders said he understood the ordinance for the multi-tenant sign was to replace the individual sign.

Ms. Rauch said it was for the Sweet Ideas tenant, along with Allstate, and the General Dentistry businesses were included on the multi-tenant sign, whereas the hair salon already had an existing sign, so they probably were not part of that multi-tenant package.

Mr. Souders said he read it was that the multi-tenant sign was to replace all other signs. He asked if that was a fair interpretation or was it over-reaching.

Ms. Rauch said in this instance, she did not think that was how it was meant to be interpreted. She said she thought for Allstate, General Dentistry, and Sweet Ideas, the multi-tenant sign is considered their one sign, whereas the hair salon has a different sign for their particular tenant space. She said this was not replacing that sign.

Mr. Souders asked if when the original ordinance passed, was the intent of the ordinance for all of the tenants to join onto this multi-tenant sign.

Ms. Martin said the *Guidelines* state, *For any buildings or premises occupied by two or more occupants or uses, a total sign plan must be submitted.* She said she thought the intent is to have a total sign plan. She said the sign plan does not necessarily mean that everybody has to be on the same projecting sign, it just means that you have to have some sort of plan indicating where signs are permitted and where they may not be located. Ms. Martin said that the challenge looking through the available history was that it did not specifically state that. She said it did not speak to other areas where signs may be permitted on this building.

Amy Kramb said she took it to mean that was an available option for the tenant. She pointed out that the upstairs tenants were listed on the sign. She said maybe they felt that was what they need for their visibility. She said she would not want to guess since everyone needed to know that information was not present.

Tom Currie asked if Cookies by Design wanted to use a picture with the Allstate sign. Ms. Martin said Cookies by Design did not want to have anything else on the sign.

Ms. King said the bottom line was, does the proposed sign meet the requirements of the Code and the *Historic Dublin Design Guidelines*, and she was satisfied that it did.

Mr. Souders said normally, when a building is approved, a combination of window signs and projection signs are not approved, it is usually one or the other. He said in this case, there are both types of signs. He pointed out that Town Center I and II had comprehensive sign packages that included the type and location for signs. He asked if a comprehensive sign package was put together or approved. He asked if Planning had information on the intent of the wall hung sign to replace all the signs.

Ms. Rauch said she thought it fair to say that the intent was that these tenants all be located on this projecting sign. She said it would be in the Board's discretion tonight to say that they wanted this particular applicant to comply with that projecting requirement if they see that fit.

Mr. Souders said there was not enough information to rule one way or the other. He said he did not have a problem with this as proposed, but he did not want to violate the intent. Mr. Souders said regarding the rear sign, he had a hard time with three completely different signs. He said he personally could not approve that part of this proposal. He said it should be comprehensive with all the tenants on a single board for a uniform look, not one above another and one below it. He said the signs would keep growing. He recommended that all the signs in the rear had to come down and one go back up with all the building tenants on it.

Ms. Rauch said that Planning could investigate to see if there is room for Cookies by Design to have a space on that sign.

Mr. Souders said he did not know if all the signs had been approved by the Board. Ms. Martin agreed to investigate into that and come back with a history on that.

Mr. Currie said he agreed that in the rear, the existing signs were kind of hodgepodge and they should be consolidated with what is proposed.

Mr. Karrer agreed that the sign should be a composite of all tenants. He said this was one of the larger multi-tenant buildings, and even though recent cases have dealt with an agreement for the entire building, he thought that the nature of that agreement is not unreasonable. He said he agreed with having either the window sign or the plaque sign for individual owners.

Ms. Martin said regarding the rear sign and having all the businesses on the same panel, since the owner of the building was not present, may be something that the applicant cannot necessarily agree to. She suggested if that was the direction the Board would like to move into, researching into having all the tenants on the same sign panel at the rear entry of the building, then maybe the applicant would be amenable to withdrawing that part of the request and come back at a later date after the property owner is on board.

Christine Cochran, the applicant/owner said she planned to open Cookies by Design next week and she had hoped to get the window sign approved because she thought the visibility will be much better for the business when you walk along the street. She said she had no problem with the rear sign, but she did not know how to get the others on board to participate in the cost of a new sign, because she was sure they were perfectly happy with what they had now.

Ms. King welcomed Ms. Cochran and her new business to South High Street. She said if Planning can work with the building owner, it would be a matter of adding plaques that can be changed as businesses move in and out. She said the entire sign did not have to be redone, just new elements would need to be added, Cookies by Design and presumably the Hair Smith and whatever businesses are in the building that are not already on the sign.

Mr. Souders said since it would affect Ms. Cochran monetarily, he had no problem with a temporary sign in the rear until something could be worked out. Ms. Cochran said she would like customers to know that they were at the right building and agreed to put up an inexpensive temporary sign with the same design. Mr. Souders suggested she contact Planning to work things out.

Mr. Currie agreed that a temporary sign would work until the research is done. He said in his opinion regarding the color, it should be left up to the applicant because they were all fine. Ms. Cochran said that Option C color palette was her preference.

Motion and Vote

William Souders made a motion to accept the design as indicated for the front window and to allow a temporary sign to match the design that is currently proposed, at whatever price level that the tenant is willing to do, and go with Planning's recommendation, as well as the owner's leanings towards Option C color palette. He said the goal is for Planning to coordinate with the building owner for a comprehensive sign on the rear that everyone can participate in.

Mr. Souders asked how long Planning thought it would to get this on board.

Ms. Martin said it would take at least 90 days.

Mr. Souders said 120 days.

Ms. King added to Mr. Souders motion, that the size of the front window sign meets the *Historic Dublin Design Guidelines*. Ms. Martin and Ms. Rauch confirmed that it did.

Ms. Cochran asked if the Board preferred the 24K gold leaf or the metallic gold vinyl because of the similar look and price difference. She said the 24K gold leaf was about double the price of the metallic gold vinyl.

Ms. Martin said the 24K gold leaf was more historically accurate. She said due to the era of the building, they would not have metallic gold vinyl, but other materials may be approved by the Board if they deem them acceptable.

Mr. Karrer said he thought requiring the 24K gold leaf was excessive. Mr. Currie and Ms. King agreed that the Gold leaf was excessive.

Ms. King suggested there may be a gold paint that would be a reasonable substitute.

Mr. Souders said if either the gold leaf or the metallic gold vinyl met the *Guidelines*, he was fine with either.

Ms. Martin suggested a modification be made to Condition 1 as far as the proposed window sign be constructed with the metallic gold vinyl. She suggested a Condition be added: A temporary sign be permitted on the rear of the building until approval of a comprehensive sign plan is approved by the Board, not to exceed 120 days.

Ms. Cochran agreed to the conditions as listed below:

- 1) The proposed window sign be constructed with metallic gold vinyl;
- 2) That a sign permit be obtained prior to installation; and
- 3) A temporary sign be permitted on the rear of the building until approval of a comprehensive sign is approved by the Architectural Review Board, not to exceed 120 days.

Tom Currie seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Karrer, Mr. Souders, yes; and Ms. King, yes. (Motion approved 4 – 0.)

2. Bolyard Residence
08-024 ARB

60 Franklin Street
Site Modification

Eugenia Martin presented this request for review and approval of site improvements and associated building materials to construct retaining walls and steps at the rear of an existing single-family home. She said this application was first heard at the April 23, 2008 Board meeting. She said at that time, Planning had recommended that the applicant use stone in lieu of the proposed wood for the retaining walls. Ms. Martin said during that discussion, the Board recommended the applicant explore site grading options that would eliminate the need for the retaining walls. She said the applicant requested a tabling to explore these options, due to the discussions. Ms. Martin said subsequently, the applicant has determined that the use of retaining walls, steps, and associated site grading was necessary. She said there was a misunderstanding by the applicant on case procedure and did not know that the case would have to come before the Board since stone was recommended in lieu of the previously approved wood. Ms. Martin said therefore, the stone wall, steps and site grading have been completed. Ms. Martin said tonight is the finalization of the process so that the case may be closed with a vote.

Ms. Martin said the 0.38-acre site is located on the east side of Franklin Street, south of the intersection with Sells Alley. She said West Bridge Street is located to the north of the site, the Scioto River to the east, and Dublin Cemetery is located to the west. She said the 72-foot by 215-foot lot contains a single-story, ranch-style house built in 1960 and a one-car garage located to the rear that is accessed from Mill Lane. Ms. Martin said the rear of the site slopes down four feet to the east before leveling out. She said there is an existing patio above the garage with steps down to the north side to an existing at-grade concrete patio that is to remain. She said an existing stone retaining wall extends one-third of the way along the north side of the driveway. She presented a plan showing the retaining walls that are part of this application.

Ms. Martin said the modifications include two, 20-inch high stone retaining walls and two sets of stone steps located within the areas highlighted on the plan. She said the existing 200-square-foot at grade patio is incorporated into the upper tier. She said the lower tier will contain grass and planting beds. Ms. Martin said the existing stone retaining wall on the driveway is to remain and the lower retaining wall is to tie into it.

Ms. Martin explained that the building material for the retaining walls and steps is stone that has been reclaimed on the site and is compatible with the color of the stone on the house. She said the *Historic Dublin Design Guidelines* encourages building materials from their time, and Code states that non-plant materials shall be of a type associated with the era in which the structure was originally built. Ms. Martin said stone walls are consistent with the overall architectural character of the area and meets the intent of the *Guidelines* as well as provide an architectural continuity. She said it was Planning's opinion that intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and recommends approval of this request with no conditions. Ms. Martin said the applicant/owner, Jeffrey Bolyard was present for any questions.

Motion and Vote

1. Architectural Review Board 06-157ARB – 48 South High Street – Sign

Mr. Holton swore in the applicant's representative for this case, Tad Lamb, 1640 Harmon Avenue, Columbus, Ohio.

Joanne Ochal presented this case which was a request for review and approval of a multi-tenant projection sign. She said the 0.25-acre site is located on the southeast corner of Springhill and South High Street. The site is located in the northern portion of the building at 48 South High Street which contains three businesses.

Ms. Ochal said the applicant is proposing to install a six-square-foot projection sign located nine feet above grade. She said it will contain three brown tenant panels, each of which will have a gold outline and white lettering with brown brackets. She said all the fonts are similar to those in the *Guidelines*. Ms. Ochal presented a slide which listed the review criteria to be considered by the Board when considering the sign. She said Planning recommends approval of this application as the sign does meet the intent of the *Guidelines* and Code, and continues the pedestrian scale of the District with the following three conditions:

- 1) That the existing signs be removed or relocated to meet the Code prior to installation of the new sign;
- 2) That the all paint be matte finish and historic colors; and
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.

Mr. Bryan asked if the sign panels could individually be detached.

Mr. Lamb said the main core had three panels on each side. He said if a tenant moved, just their panel would be removed. He said the panels would be screwed to the main core panel which was about two inches thick. He pointed out that the existing signs will be removed.

Mr. Bryan said he did not like to see signs with blank tenant spaces because it looked as though something was not occupied.

Mr. Lamb said there could be leasing information instead of the blank panel.

Mr. Bryan noted that Planning had approved the font, saying it was similar to those in the *Guidelines*. He asked which of the 134 approved fonts in the *Guidelines* Planning felt was close to the one proposed. He said it was either redundant or useless for the Board to have input on the lettering, if in fact the City is going to choose whether or not something is relatively close or they are going to make this arbitrary decision that it is close enough, and then recommend the Board approve it. He said it did not seem right.

Ms. Ochal explained that when the applications are submitted with a typical logo or trademark for the business, Planning understands how important that they have it on their sign for recognition of their business. She said Planning usually looks at the approved fonts and tries to find one similar to it. She said Planning looked at the "Sweet Ideas" font, the Curlz MT font, which is similar to the Americana Bold and Alfreda, respectively. She located these fonts in the *Guidelines* for the Board members to see. She said Planning looked at individual letters and tried to find something close to them. Ms. Ochal referred to the Americana Bold font on page 114, and said the A's there similar to what is being proposed. She said the other, the Alfreda font on page 116, the swirliness of the A and S's and T's were similar to the proposed font.

Mr. Bryan said he was concerned about how the Board goes about deciding whether or not something is warranted.

Mr. Holton said the Board had a similar question with the “Blankets and Booties” sign.

Ms. Ochal said that was one where Planning looked for a similar approved font because it also was their logo.

Mr. Bryan said he was concerned about the way things are presented in this case and this being the new standard that is going to be used. He said that being the case, the Board was not getting an absolute directive, but it was like it had been approved coming to the Board. He said that was what triggered him looking at it a lot closer and rely on Planning to do what they want as far fonts and lettering, then the Board decides whether or not colors are appropriate.

Mr. Holton asked Mr. Bryan if he had an objection to the font itself or the fact that they had the *Guidelines* and this font did not match it.

Mr. Bryan said it was that it did not match the *Guidelines*, that they are receiving it in a different manner now, whereas it is almost pre-approved, and that it reminded him much more of an early 70s font. He said he did not think the font was appropriate or inappropriate.

Ms. Ochal explained why the Planning Report format had been changed. She said Planning examined the *Guidelines* and wanted the Board to be aware how they made their decision and recommendation to the Board. She said in previous Planning reports, *Guidelines* were pointed out and then the Board was told if the *Guidelines* were met.

Mr. Gunderman said as long as the Board finds something within the *Guidelines* that they feel is a reason for them to deal with a certain subject, he felt they were free to do that. He said Planning is trying to utilize the sections that they think are most appropriate in the *Guidelines*.

Mr. Bryan said he had no qualm with the way the case was being presented, it just seemed slightly different than before.

Mr. Bales said ultimately, they are dealing with aesthetics, texture, and application and how it works within the District. He said with the Nationwide sign, there were similar issues. Mr. Bales noted that there are pre-approved fonts that are more of guide for the District for sign companies to base their designs upon. He said the Board has some latitude when addressing contemporary signs with font style and color. He said the *Guidelines* are there to help the Board to determine the appropriateness to the District. He said roofing tended to be a topic a lot, and they are not limited to materials in the *Guidelines*. He said in this case, “Sweet Ideas” is a little more curly-cue and more contemporary, but then they are dealing with a sign size, color, and texture that would not have the impact if it were much larger. He said there will only be similarities in fonts because there are thousands of fonts, but it is ultimately the Board’s obligation is to look at the best interest of the District. He said this proposed sign met generally with the Dublin’s zoning codes and regulations. However, the font needed to be decided if it was appropriate for this District.

Mr. Holton said there was a period in history where hand-painted script signs were seen, however it is not customly seen now. He surmised that the Board members thought the overall

sign text, aside from the font was okay. He said since they had a similar problem with Allstate as they did with Nationwide, where the logo could not be changed and the font style was not addressed in the *Guidelines*, they would have to determine if it is appropriate for the District.

Mr. Gunderman pointed out that page 110 of the *Guidelines*, under Section 5 - Design - Item 5.06, specifically dealt with logos and illustrations. He said he thought the argument that Planning would make is that the logo portion conforms to the color and design of the *Guidelines* in this section. He said in reviewing Sections 5.01 through 5.04, the argument can be made that it does follow the *Guidelines*. He said it was only Section 5.05 - Lettering, which he thought was an issue. Mr. Gunderman said he thought it was really a finding that Mr. Holton was saying if approved, it would be saying that it does conform to the other characteristics in the Code, and therefore is potentially approvable on that basis.

Ms. Kick interjected, and recused herself because she knew the owner and assisted her in acquiring the space. She said Sweet Ideas has been the name of the business, and the text and font had been the same for at least 1½ years.

Mr. Bryan said Section 5.06 in the *Guidelines* clarifies that just because a recognized logo is proposed; it does not justify its approval.

Ms. Ochal said sign review was strictly an Architectural Review Board issue.

Mr. Bryan clarified that Planning is who writes the report and makes the recommendation to the Board.

Mr. Bales noted that "Allstate" was a registered trademark and it was obviously part of their logo also on this application. He said he had no problem with that because they all had the same basic overall sign and color. He added he had no problem with some individualization, especially at this scale.

Mr. Lamb said the three distinct letters actually act as a visual separation also. He said they could easily be separated out because they are quite different. He said that was more of a plus than a negative.

Mr. Holton asked if the borders could be made slightly stronger.

Mr. Lamb agreed that "Allstate" was prominent on the sign. He said the other businesses in the building will identify their location as being in with Allstate.

Mr. Holton asked if there were any changes to the conditions.

Ms. Kick asked about the color samples indicated the finish proposed.

Mr. Lamb said all the colors would have a matte finish.

Ms. Ochal said the color samples did not indicate the actual matte finish.

Mr. Bryan asked if the samples were of the actual material to be used on the sign.

Mr. Lamb said they were just color representations of the paint proposed.

Ms. Ochal asked if there needed to be a condition regarding the vacant tenant signs.

Mr. Holton said if someone moved out, they wanted the ability to put a panel with leasing information.

Mr. Lamb said they would actually make the panel at the same time as the rest of the panels and have them available for replacement.

Mr. Holton suggested that it be added as a condition.

Mr. Bryan asked if there was anything in the Code regarding how long after a business left a sign should be removed.

Mr. Lamb said the "For Lease" signs would be left with the building landlord who would be responsible for the replacement.

Mr. Bales asked how it would be monitored.
Mr. Gunderman said that it was difficult to do.

Mr. Lamb suggested it would be self regulated; the landlord would be anxious to get another tenant.

Mr. Bales added that whatever replacement sign went up, it would have to be reviewed and approved by the Board. He said it did not benefit anyone by putting a criteria on this at all.

Ms. Kick suggested that the replacement panel come back for review.

Ms. Ochal asked for clarification that the replacement panel for the new tenant or the "For Lease" panel should come back for review and approval.

Mr. Bales clarified that the "For Lease" replacement panel should come back to the Board. Ms. Kick agreed.

Mr. Holton asked if instead, they could just at this point, agree to a font.

Ms. Ochal suggested that be done instead of having the "For Lease" panel coming back to the Board.

Mr. Holton asked for a suggested font for the "For Lease" panel.

Mr. Bryan suggested it be reversed to a white background with brown lettering.

Mr. Lamb suggested a Calson Bold font as shown on page 14 of the *Guidelines*. He said it could be reversed, however the gold would be lost against the white.

Mr. Bryan said to leave the "For Lease" replacement panels with the color scheme of the others reversed with a Calson Bold font.

Mr. Holton asked what the text would be.

Mr. Lamb suggested "For Lease" and the phone number.

Mr. Holton asked if that was satisfactory. [The Board members indicated it was okay.]

Mr. Gunderman answered the question regarding abandoned signs. He said the Code Enforcement Officers can take action with an existing sign on an abandoned business once the business is no longer in operation for 90 days.

Ms. Ochal suggested that Condition 4 be: That sign panels with a Calson Bold font with the text: "For Lease" matching the approved panels be installed if a tenant moves out of the building.

Motion and Vote:

Mr. Bales moved to approve this application with four conditions as listed below.

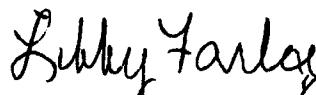
Mr. Lamb agreed to the following four conditions:

- 1) That the existing signs be removed or relocated to meet the Code prior to installation of the new sign;
- 2) That the all paint be matte finish and historic colors;
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation; and
- 4) That a sign panel matching this approved sign containing the text "For Lease" in Calson Bold font be installed if a tenant moves.

Clayton Bryan seconded Mr. Bales' motion to approve, and the vote was as follows: Mr. Holton, yes; Mr. Bales, yes; Mr. Bryan, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 5-0.)

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Libby Farley
Administrative Assistant



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

May 23, 2001

CITY OF DUBLIN

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

**Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us**

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

4. **Architectural Review Board 01-044ARB – Eloquence by Annmarie – 48 South High Street**
Location: 0.25-acre located at the southeast corner of South High Street and Spring Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of proposed signage.
Proposed Use: Food catering company.
Applicant: Ray Michael, LTD., 2020 Rounduyck Lane, Powell, Ohio 43065; represented by Annmarie Cannan, 5394 Roscommon Road, Dublin, Ohio 43017.
Staff Contact: Corey Theuerkauf, Planner.

MOTION: To approve this application with five conditions:

- 1) That the proposed signage utilize the same size and rounded corners as the dental sign for an integrated appearance;
- 2) That an approved text style be utilized for "Catering" and "New York Style Deli & Cheesecake," to the satisfaction of staff;
- 3) That any future lighting be brought back to the Architectural Review Board for consideration;
- 4) That a sign permit be obtained from the Division of Planning prior to installation;
- 5) That the same coarse as the existing sign be used, but inverted on the proposed sign.

*Annmarie Cannan agreed to the above conditions.

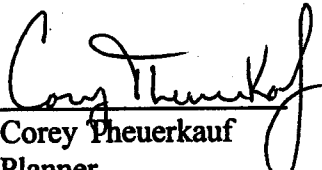
VOTE: 4 – 0.

RESULT: The application was approved. The Board moved to request that staff inform the property owner that a comprehensive tenant sign package must be submitted for any future sign applications for the multi-tenant building. The Board also requested that staff encourage the owner to maintain and paint the existing sign and post.

RECORDED VOTES:

Janet Axene	Absent
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION


Corey Theuerkauf
Planner

09-040ARB
Architectural Review Board
Cookies by Design Sign
48 South High Street