

**Parcel** 273-000088      **Address** 37 W Bridge St      **OHI** FRA-8772-1

<b>Year Built:</b> 1944	<b>Map No:</b> 116	<b>Photo No:</b> 1880-1887 (7/10/16)
<b>Theme:</b> Civic	<b>Historic Use:</b> Firehouse	<b>Present Use:</b> Commercial
<b>Style:</b> Vernacular	<b>Foundation:</b> Stone/concrete block	<b>Wall Type:</b> Stone/concrete block
<b>Roof Type:</b> Front gable/slate/flat	<b>Exterior Wall:</b> Stone/concrete block/brick	<b>Symmetry:</b> Yes
<b>Stories:</b> 1	<b>Front Bays:</b> 2	<b>Side Bays:</b> 5
<b>Porch:</b> None	<b>Chimney:</b> 1, Interior, on north side of rear addition	<b>Windows:</b> 6-over-9 Wood sashes/1-over-1 replacements/ fixed metal sashes

**Description:** The building has a rectilinear footprint, with a one-story front-gable core, and a rear two-story flat-roof addition. The original core of the building is of stone masonry construction, with a roof sheathed in slate. The façade has two former vehicular bays, now glazed with windows and pedestrian entrances. The side elevations are lit by six-over-nine wood sashes. The rear addition is brick on the first story, and concrete block on the second. It has fixed display windows on the first story and double-hung windows on the second.

**Setting:** The building is located on the southwest corner of W Bridge St and Mill Ln in the old village core of Dublin. It is adjacent to a former residential building, and modern commercial buildings.

**Condition:** Good

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

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

**Historical Significance:** The building is recommended contributing the City of Dublin’s local Historic Dublin district, and to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

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



37 W Bridge St, looking southeast



37 W Bridge St, looking northwest

# OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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



OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA-8772-1		2.County Franklin		4.Present Name(s) Bridge Street Firehouse		<input type="checkbox"/> CODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Dublin Firehouse			
Roll No. 2		Picture No.(s) 15					
6. Specific Address or Location 37 West Bridge Street				16. Thematic Association(s) politics/reform/welfare		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1944		17b. Alteration Date(s)	
7. City or Village Dublin				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		29. Basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		30. Foundation Material cut stone	
				19. Architect or Engineer		31. Wall Construction stone	
				19a. Design Sources		32. Roof Type & Material gable/slate	
9. U.T.M. Reference Quadrangle Name Northeast Columbus 17 319740 4440670 Zone Easting Northing				20. Contractor or Builder		33. No. of Bays Front 2 Side 5	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan		34. Exterior Wall Material(s) coursed stone	
11. On National Register? No				22. Original Use, if apparent firehouse		35. Plan Shape rectangle	
12. N.R. Potential?				23. Present Use commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
13. Part of Estab. Hist. Dist? Yes				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	
14. District Potential?				25. Owner's Name & Address, if known		38. Building Dimensions	
15. Name of Established District (N.R. or Local) Dublin Historic District				26. Property Acreage		39. Endangered? No By What?	
15. Name of Established District (N.R. or Local) Dublin Historic District				27. Other Surveys in Which Included		40. Chimney Placement end/int.	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Mid-20th century structure with a gable facing the street, 6/9 windows, storefronts in the original segmental-arched garage door openings, and large two story addition at the rear.				43. History and Significance (Continue on reverse if necessary) The Dublin Fire Department was organized in 1937 and this building was constructed in 1944. It was shared by the Dublin and Perry Township fire departments. It was sold and converted to commercial use in the 1980s.		41. Distance from and Frontage on Road	
44. Description of Environment and Outbuildings (See #52) Set back from the street on the western edge of the Dublin commercial district. Parking is on the east side of the property.							
45. Sources of Information Shanachie Historical Magazine, Dublin Historical Society, Vol.II, 1985, p.60.				46. Prepared by N. Recchie		47. Organization BDR&C	
				48. Date Recorded in Field 2/03		49. Revised by	
				50. Date Revised		50b. Reviewed by	

FRA-8772-1

FRANKLIN

DUBLIN FIREHOUSE

37 W. BRIDGE ST.



PHOTO



# BOARD DISCUSSION

## Architectural Review Board

Wednesday, April 28, 2021 | 6:30 pm

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

**1. 37 W. Bridge Street  
21-043INF**

**Informal Review**

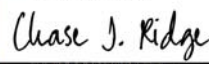
Proposal: Exterior modifications to a historic structure located on a 0.22-acre site zoned Historic District, Historic Core.  
Location: Southwest of the intersection of W. Bridge Street with Mill Lane.  
Request: Informal review with non-binding feedback of a potential future development under the provisions of Zoning Code Sections 153.070-153.076 and the *Historic Design Guidelines*.  
Applicant: Beth Rihl, Darin Ranker Architects and Peter Coratola, Property Owner  
Planning Contact: Chase J. Ridge, AICP Candidate, Planner I  
Contact Information: 614.410.4656, cridge@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/21-043

**RESULT:** The Board reviewed and provided informal feedback on the proposal to enclose the patio forward of the building as well as building modifications including paint, windows, and awnings. The Board was supportive of the patio enclosure. The Board also expressed support for the modifications to the storefront windows along W. Bridge Street. Members questioned the proposal to add window trim to the concrete block portions of the building. The members were generally supportive of the color palette for repainting the concrete block portion of the building. The Board supported new awning covers although questioned whether the awning shape should be retained.

**MEMBERS PRESENT:**

Gary Alexander Yes  
Amy Kramb Yes  
Sean Cotter Yes  
Frank Kownacki Yes  
Martha Cooper Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
9A45F751698D466  
Chase J. Ridge, AICP Candidate, Planner I



### **~~ELECTION OF CHAIR AND VICE CHAIR~~**

~~Mr. Cotter moved, Ms. Cooper seconded to elect Ms. Kramb to serve as ARB Vice Chair for April 2021 through March 2023.~~

~~Vote: Ms. Cotter, yes; Mr. Kownacki, yes; Mr. Alexander, yes; Ms. Cooper, yes; Ms. Kramb, yes.  
[Motion approved 5-0.]~~

~~Mr. Kownacki moved, Mr. Cotter seconded to elect Gary Alexander to serve as ARB Chair for April 2021 through March 2023.~~

~~Vote: Mr. Kownacki, yes; Mr. Cotter, yes; Ms. Kramb, yes; Ms. Cooper, yes; Mr. Alexander, yes.  
[Motion approved 5-0.]~~

### **~~ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES~~**

~~Mr. Kownacki moved, Ms. Kramb seconded acceptance of the documents into the record and approval of the March 24, 2021 Board minutes as submitted.~~

~~Vote: Mr. Cotter, yes; Mr. Alexander, yes; Mr. Kownacki, yes; Ms. Cooper, yes; Ms. Kramb, yes.  
[Motion carried 5-0]~~

~~Mr. Alexander stated that the Architectural Review Board is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to Architectural Board Review under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases.~~

~~The Chair swore in staff and applicants who planned to address the Board on any of the cases during the meeting.~~

### **~~INFORMAL REVIEW CASE~~**

#### **~~1. 37 W. Bridge Street, 21-043INF, Informal Review~~**

~~A request for an Informal Review and feedback for exterior modifications to a historic structure located on a 0.22-acre site zoned Historic District, Historic Core, located southwest of the intersection of W. Bridge Street with Mill Lane.~~

#### **~~Staff Presentation~~**

~~Mr. Ridge stated that this is a request for an Informal Review for proposed exterior modifications to an existing historic structure located at 37 W. Bridge Street. The site has two components -- an existing single-story front gable core located centrally at the northern end of the site with a two-story, flat-roof addition at the rear. The original core of the building is of stone masonry construction with a roof sheathed in slate and a stone foundation. The addition is a concrete block structure. The original structure was constructed in 1944 and housed both the Dublin and Perry Township fire departments. An existing paver sidewalk leads from the existing concrete patio to the sidewalk along W. Bridge Street. There are two stonewalls adjacent to the patio. There is a large trim piece over the existing storefront system.~~

#### Proposal

~~The applicant is proposing to enclose the existing concrete patio on the north side of the structure with a traditional black wrought iron fence immediately adjacent to an existing stonewall. The~~

remainder of the site will remain largely unchanged. More details, such as height and dimensions will need to be provided, should the Board be supportive of the fence. The applicant is proposing to install a new storefront system on the north elevation of the building, replacing the existing four-panel system and associated trim. The new storefront system would mimic a glass overhead garage door. The storefront would be painted black and contain a double-door entry on the easternmost portion, providing access to the existing concrete patio from the interior. The double-door entry will match the design of the storefront system. The existing storefront system on the west elevation will be retained and painted black to match that on the north elevation. The applicant is proposing to install new wood trim casing around the existing 1-over-1 fixed metal windows on the south, north and west elevations. The existing trim around the 6-over-9 windows will be painted a beige color to match the new trim. In addition to the window trim, a trim piece would be added on the two-story addition to break up the elevations and provide interest. The existing awnings on the building would be replaced with new arched fabric awnings in a black color to complement the repainted storefront system. In addition to the new paint for the trim, the two-story portion of the building will be repainted a sawdust brown color.

The following discussion questions have been provided for the Board's consideration:

- 1) Is the Board supportive of the proposed storefront modifications?
- 2) Is the Board supportive of the proposed trim details?
- 3) Is the Board supportive of the proposed awnings, awning colors and proposed paint colors?
- 4) Is the Board supportive of the proposed wrought iron fence?
- 5) Other considerations by the Board.

### **Applicant Presentation**

Beth Rihl, Darin Ranker Architects, 5925 Wilcox Pl Suite E, Dublin, OH 43016, stated that the front storefront capitalizes on the original use of the building, which was a firehouse. The storefront mimics an overhead door, although it will not be a door.

### **Board Questions**

Mr. Cotter inquired the purpose of the fence.

Ms. Rihl responded that the only purpose is decorative, to make that space more appealing to a future tenant. The fence opening to the patio on one side would be open; on the other side, a fence opening will have a gate, which would permit access to the brick paver walkway.

Mr. Cotter inquired if the stonewall would remain.

Ms. Rihl responded affirmatively.

Ms. Cooper inquired how the fence would be positioned in relation to the stonewall.

Ms. Rihl responded that those details have not been finalized; however, the expectation is that the fence would be installed behind the stonewall, closer to the building.

Ms. Cooper inquired the anticipated height of the fence.

Ms. Rihl responded that the fence height would be 3 feet.

Mr. Alexander inquired if the new awnings would be the same shape as the existing awnings.

Ms. Rihl responded affirmatively. The existing frames would remain, but be covered in new material.

Mr. Alexander inquired how the wood trim would be secured to the existing concrete block. Ms. Rihl stated that she is unsure of that detail, but she would anticipate the trim could be added through a tap connection.

Mr. Cotter inquired if framing would be added to the existing rear vinyl windows. Ms. Rihl responded that there is no trim on those windows; there is only a limestone sill. Their intent is to create more architectural interest at the rear of the building.

### **Public Comment**

No public comments were provided.

### **Board Discussion**

Ms. Krumb stated that she likes the proposed storefront, and appreciates that it mimics its earlier firehouse history. She has some hesitations regarding the trim, because, as Mr. Alexander questioned, it is not typical to adhere wood trim to cinderblock, particularly after the fact. She would be interested in seeing the finishing details when this project returns for formal review. She has no objection to the look of the trim, as a concrete block is not a historic component. She has no issue with changing the color and fabric of the awning, the proposed paint colors or the fence. She noted that the stonewalls are not historic stonewalls of the District; they were re-created when the building no longer served as a fire station and the drive was removed.

Mr. Cotter stated that he likes the front storefront, including its black color, and he has no objections to the awnings. Although the position of the fence appears out of place next to the stonewall, he has no other issue with it. He has some concerns about the trim being added at the rear. Will water get behind the trim, and will its appearance deteriorate over time? He recognizes that the rear is nondescript, but questions whether adding wood trim to that side will improve its appearance long term.

Mr. Kownacki stated that he likes the proposed change to the garage door. All other items have been addressed by fellow Board members.

Ms. Cooper stated that she, also, has concerns about the proposed wrought iron fence, due to its close proximity to the stonewall. She requested clarification of what would be added to the window frames at the rear of the structure.

Ms. Rihl responded that trim would be added to the outside of the windows.

Ms. Cooper inquired if trim would be added on all sides of the windows.

Ms. Rihl responded that the trim would be added on three sides and meet with the lower sill.

Ms. Cooper noted that one of the sills appears to be damaged; would it be repaired?

Ms. Rihl responded that they would investigate their condition.

Ms. Cooper stated that she would be interested in the other Board members' thoughts about adding trim around the windows versus leaving them plain.

Mr. Alexander stated that he agrees with fellow Commissioners regarding addition of the wood trim. It is not typical to surface mount a trim to block, particularly after the fact, because it is not possible to flash the top to prevent water from getting behind the trim. After a short period of time, the boards will begin to cup and the appearance will deteriorate. There is an easier solution to add detail to the windows. Each of the windows has a precast concrete lentil that spans the window. It is 8 inches tall, the same height of the block and is continuous across the windows. The lentils could be painted, and they would stand out visually. They would be articulating one element around the windows. Trim may look awkward, if it is cutting off the lentil halfway up. He also agrees with the concern about the relationship of the fence with the stonewall. If both remain, should they be so close to each other?

Mr. Alexander inquired if the applicant had any questions about the Board's comments.  
Ms. Rihl responded that she had no questions.

## **NEW CASES**

### **~~2. Begley Residence at 6199 Dublin Road, 21-027MPR, Minor Project Review~~**

~~A request for the construction of an addition and associated site improvements for a single-family residence on a 1.32-acre site zoned Limited Suburban Residential District, located southwest of the intersection with Dublin Road with Short Street.~~

~~Ms. Cooper stated that in the interest of full disclosure, she was a member of the Board of Zoning Appeals, which recently approved a waiver for the Begley property.~~

~~Mr. Alexander thanked her for sharing the information and inquired if she was comfortable voting on the case.~~

~~Ms. Cooper indicated that she was.~~

## **Staff Presentation**

~~Mr. Ridge stated that this is a request for review and approval of a Minor Project Review for construction of an addition and detached garage and associated site improvements at an existing single-family home located within Historic Dublin. The 1.32-acre site is zoned R-2, Limited Suburban Residential District and is located southwest of the intersection of Dublin Road and Short Street. This case is unique in that it is not located in a Historic District. The site, zoned R-2, Limited Suburban Residential district, is required to have a minimum rear yard setback of 20 percent of the lot depth, up to 50 feet and a lot coverage maximum of 45%. The proposal meets those requirements. [Site photos shown for context.] There is an existing, two-story, single-family home on the site. The site has significant grade change from east to west and contains a significant number of mature trees, as well as a stream that runs through the rear of the property.~~

### Site Plan

~~The proposed site layout remains consistent with the December proposal. The applicant is proposing an addition to the north side of the home. The proposal also includes the addition or expansion of several patio and deck spaces located on both the front and rear of the home, and the addition of a detached garage forward of the primary structure. The applicant received approval of a Variance from the BZA at their March 25, 2021 permitting the proposed location of the detached garage forward of the primary structure. A waiver for parking is also required and~~





# BOARD DISCUSSION

## Architectural Review Board

Wednesday, March 28, 2018 | 6:30 pm

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


- 1. BSD HC – Firehouse Accessory Structure & Patio** **37 W. Bridge Street**  
**18-011INF** **Informal**
- Proposal: A 240-square-foot accessory structure, patio, and associated site improvements for an existing site, which is zoned Bridge Street District Historic Core.
- Location: Southwest of the intersection of West Bridge Street and Mill Street.
- Request: Informal review and feedback of a future development application.
- Applicant: Peter Coratola, Firehouse LLC.
- Planning Contact: Lori Burchett, AICP, Planner II
- Contact Information: 614.410.4656, lburchett@dublin.oh.us
- Case Information: www.dublinohiousa.gov/arb/18-011

**RESULT:** The Board conducted an informal review of the proposed accessory structure and patio expansion in front of the existing firehouse building. The Board Members were supportive of the proposed use, as it would add vibrancy and activity along Bridge Street in the patio area. However, the Board was not supportive of the proposed accessory structure located in front of the existing historic firehouse building. The Members stated the proposed structure blocked the existing building and detracted from the historic nature of the site. The Board members found the proposal to be a distraction from the attractiveness and history of the existing building and stated the accessory structure would need to be located to the side or rear of the building.

**MEMBERS PRESENT:**

David Rinaldi	Yes
Shannon Stenberg	Absent
Jeffrey Leonhard	Yes
Gary Alexander	Absent
Everett Musser	Yes

**STAFF CERTIFICATION**



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Lori Burchett, AICP, Planner II





**1. BSD HC – Firehouse Accessory Structure & Patio  
18-011INF**

**37 W. Bridge Street  
Informal**

The Chair, David Rinaldi, said the following proposal is a request for a 240-square-foot accessory structure, patio, and associated site improvements for an existing site, which is zoned Bridge Street District Historic Core. He said the site is southwest of the intersection of West Bridge Street and Mill Lane. He said this is a request for an Informal Review and feedback of a future development application.

Lori Burchett presented an aerial view of the site as well as the existing site plan. She said the existing site contains a firehouse that is set back from W. Bridge Street with a concrete patio area in the front of the building with brick pavers. She added a large tree is located adjacent to the northwest corner of the firehouse. A photograph of the existing conditions were presented and she noted the picture shows the firehouse behind the brick sidewalk and concrete patio as viewed from W. Bridge Street. The firehouse, she said, is a historic structure and has been converted from its original use as a firehouse to a commercial space. She described the structure resting on a cut stone foundation with coursed stone walls and a gabled roof with slate shingles. She added the existing historic building is approximately 22.75 feet in height and 36 feet wide with a large addition in the rear at approximately 25 feet in height. She said there is a sign marking the historical significance of the building within the Historic District, although not individually listed on the National Register.

Ms. Burchett presented the proposed site layout, which shows the proposed accessory structure that will be used as an outdoor bar, located in front of the existing commercial building along W. Bridge Street on a new brick paver patio area. She said the distance between the proposed structure and the firehouse is approximately 12 feet. She said the proposed structure will be approximately 240 square feet in size with a height of 10 feet to accommodate 26 patrons. She explained this will require expanding the existing paver patio to the west and south in the western portion of the site with a matching brick paver. She noted the proposal includes tables, chairs, and extensive landscaping. She said the patio will be enclosed with a three-foot black metal fence with small stone columns around the perimeter. She said the applicant is proposing to retain the existing tree. She also presented an illustration demonstrating the height of the accessory structure in relation to the height of the existing firehouse. Ms. Burchett shared slides with the proposed elevations of the accessory structure.

Ms. Burchett presented graphics of the proposed patio expansion and indicated the applicant intends to have umbrella tables on this portion of the patio. She also presented an image showing the entrance to the restrooms along the western elevation of the existing building.

Ms. Burchett presented the following discussion questions to help guide this evening's discussion:

1. Does the proposed scale, mass, and location of the accessory structure fit with the historic nature of the existing structure?
2. Is the orientation and placement on the lot consistent with the *Historic Dublin Design Guidelines*?
3. Are the proposed materials and design character appropriate for the Historic District and complementary to the existing Firehouse?
4. Are there other considerations from the Board?

The Chair asked if the applicant has anything to add to the presentation.

Peter Coratola, 37 W. Bridge Street, stated he was the owner of the firehouse. He said they have met with staff from Building Standards, Washington Township Fire, and Planning. He said he has also connected with the Liquor Board prior to putting this plan together. He stated the firehouse has been an office building for 32 years and the patio has not been utilized. He noted the existing Howard Hannah Realtor is in the front portion of the building where they see a lot of visitors because there are pictures of the firehouse from back in the 40s, 50s, and 60s. He said he purchased the building about five years ago and they would like to add a structure and bring the character of the firehouse back. He said they would make the proposed accessory structure into a lightly themed firehouse. He indicated they are open to any suggestions the Board may have.

The Chair asked if there was any public comment in regards to this application.

Tom Holton, 5957 Roundstone Place, Dublin, said he was representing the Dublin Historical Society. He said the unique feature of this building is that in the early part of 1944, the Village of Dublin purchased this lot as a joint venture by the two townships (Perry and Washington) with the hope that the new fire hall could be constructed on that lot. Due to war conditions, he reported, the US Government would not immediately grant the necessary priorities to proceed with the construction of the fire hall; however, after much hard work and many conferences, he said permission was finally granted. Complete plans and specifications had already been drawn up by architects and a contract was made on September 6, 1944 with the Columbus Construction Company and work commenced immediately. He said the building was completed, and was one of the finest and most modern fire halls at that time in this part of the country. He noted the firehouse was dedicated on June 10, 1945. He reported the structure was amply large enough to house both pieces of fire apparatus, the complete and necessary hose drying racks, a heating plant, hot and cold water, locker rooms and showers for the firemen, an office, and complete facilities equipment for washing the apparatus, etc.

Mr. Holton said before this structure was built, all the fire apparatus were kept across the river on the east side in the brown garage. He explained when the siren sounded, (located on the corner where Jeni's Ice Cream is currently located) to alert the volunteer firemen of a fire in the Village of Dublin they would have to get across the river to the brown garage (approximately where the AC Marriott Hotel is now located). He reported they either had to run or jump on the running board of a car (according to the stories they told) and get across the river to access the firetrucks and then get to wherever the fire was. He said the firehouse in its present location was quite a significant move for both townships.

Mr. Holton said the building has far more significance as a firehouse than a commercial building so masking the front of the firehouse completely is not a good thing to do from a historic building standpoint.

Mr. Coratola restated the existing structure is an office and he believes the proposed structure would accent the existing building. He said they have worked with staff to come up with bi-fold glass doors to make sure the whole building is still visible even when the doors are down. He indicated all of the development is going on the north side of SR 161 over the river, and as a business owner he would like to see this more as a walkable area since there are very few places on the south side of SR 161 that the citizens can come to. He said they are not going to serve food, there is no indoor seating, and it will simply be a place for people to gather like Starbucks. He concluded this would be a great addition on the south side of Bridge Street.

Jeff Leonhard asked if Howard Hannah, the realtor office, would remain. Mr. Coratola answered the 1,500-square-foot office would stay but would be decreased in size to 1,200 square feet when they add the restrooms on the west side of the building. He said the Howard Hannah sign would be removed. He

indicated it is their intention that Howard Hannah wants to stay and would love the foot traffic this business would attract as more traffic equals more business.

Everett Musser asked what would be served from this structure. Mr. Coratola answered legal beverages so they will apply for a liquor license and restated there will be no real food served. He said patrons can order food from Dublin Village Tavern and the other restaurants around. Per the Liquor Board, he indicated they are required to have a microwave. He said this business would only be open seasonally, which is about five to six months out of the year and only in good weather.

Mr. Musser asked if the business would be open during a rainstorm and if it would provide enough shelter. Mr. Coratola said the bi-fold doors would open up to provide a cover. During inclement weather, he said, the bar will not be open for business.

David Rinaldi clarified, other than the restrooms, there are no support facilities for this business inside but rather it is self-contained. Mr. Coratola affirmed it would be self-contained. He said there is a 100-square-foot area back by the restrooms that will serve as a stock room and will contain an ice machine.

The Chair asked if there was anyone else from the public that wanted to speak with regard to this case. [Hearing none.] He referred back to the discussion questions.

Mr. Leonhard said the view in the drawings looking straight at the proposed structure appears to cover the whole front of the firehouse. He said the views of the structure from the angle, however, make the roof of the bar appear a little smaller. He said it may be the way it is drawn that makes it a little confusing to judge the size and massing. He suggested the structure could be moved later on and not affect the actual historic structure/firehouse, but from the front the proposed structure appears large, and fills in the whole front part of the property.

Mr. Musser said the firehouse has always been one of his favorite structures in downtown Dublin and the proposed structure (as seen from the front elevation) certainly blocks the firehouse, even if the doors to the bar were open. He noted the architectural features on the front of the firehouse are gone. He indicated he was not sure he liked the proposal or if it fits the historic nature of the existing structure at all.

Mr. Leonhard said he likes the idea of it because there have been a lot of times he thought the firehouse was vacant. He restated the proposed structure completely takes over the front of the firehouse but he likes the idea of it.

Mr. Rinaldi said he has no problem with the proposed scale and massing but he has an issue with the placement of the proposed accessory structure in front of the building. He said any addition to a historic sites should be minimal and placed in the rear or to the side of the building. He stated he cannot be supportive of the placement of the structure in front of the historic structure. He said he wished the use was something the applicant was placing inside this building and he could support a patio out front. He added that way it would not be a distraction. He said this permanent structure placed out front as proposed is quite a distraction to a very attractive building.

Mr. Leonhard asked if the proposed structure could be off-set so it only covered half of the front of the historic structure - perhaps on the west side.

Mr. Rinaldi indicated he was not so sure that would help him support this proposal. Mr. Musser said it would not help him to support the proposed structure either.

Mr. Rinaldi said from a design perspective, it makes sense this would be centered on the building and it is unfortunate it would take so much away from the front of the existing historic structure. He said he commends the applicant on the use of materials as the accessory structure appears it would be well constructed but again he struggles with the placement.

The Chair noted the applicant is only getting limited feedback from the Board due to the two absences. He said commentary was received from a Board Member that could not be here tonight and he would read this into the record. He said this was received from Gary Alexander who wrote, "I could not support this proposal because it would block the view of the firehouse and detract from the existing structure. The location of the proposed structure along W. Bridge Street makes the new structure extremely prominent in the immediate neighborhood. The historic structure should be featured and not this proposed structure. I am not sure it is possible to build a structure with roof and walls in this location that is appropriate. A public space without a roof and walls would be a better option."

Jill Cullinan, 37 W. Bridge Street, said they spent so much time talking about the historic nature of the building itself, clear back to the original fire fighters who were actually in that building who were called the 'Dirty Seven'. She explained the applicants were trying to make the whole concept of that building actually look like a firehouse. She said when you look at the existing firehouse, you cannot tell what it is anymore. She said it does not look like a firehouse and there is nothing historic looking about it. She explained they were trying to bring back the feel of Historic Dublin by putting something out there to attract people to the area. She said the structure itself was designed with glass doors so it would not detract from the existing building as it would still be in view. She said the red doors with the glass were supposed to look like firehouse doors. She said the décor and things that were planned for the inside would be about Historic Dublin and the actual original Dirty Seven. She said they did not want to take that character away, because that is why they live and have their businesses in the District. She said they were intending to partner with the Dublin Historic Society to obtain additional pictures. She emphasized they wanted to do this project, because the building looks abandoned, and they want to bring vibrancy to the area and still make it look historic.

Mr. Rinaldi said he agreed with the comments about the front of the existing building and would like to see glass overhead doors added with red trim and have the proposed business positioned inside, instead of the proposed kiosk that blocks the building. He said he appreciated the comments about trying to tie the proposed structure back to the firehouse but everything proposed would still hide it and would not add anything to the existing firehouse.

Mr. Holton said the firehouse moved to a location on Shier Rings Road in 1985 but the building on W. Bridge Street is virtually unchanged except for the front doors.

Mr. Leonhard suggested it is too bad the applicant could not put those two red folding doors in the two windows of the existing building and have the front as the patio for the bar. He said he thought that would be really attractive and suggested maybe the realtors could move their office to the back of the building. He said he would definitely enjoy having that business there but he is not sure it would get the support of the ARB since it blocks the whole front of an existing historic structure.

Mr. Musser asked if a business there without a roof would work with the applicant's business model. He said it would not block the original front of the building. Mr. Coratola answered they started off with a flat roof, similar to J. Liu's and after meeting with staff, they were told to consider a pitched roof.

Mr. Musser said it seems that if the applicant could move this activity inside, and use the patio without the proposed structure it seems it would be a more viable business. Mr. Coratola noted there are so many restaurants being built and it is not their intention to retire off of this business but what it will do is

bring people downtown. He said his office is in the building and there are so many people walking downtown. He said he wanted to add to that. He said if this proposed establishment is open six months of the year, he is okay with that as he thinks it would be a great gathering space. He said they considered moving this structure to the west but he does not want to have to take down that 40-foot pine tree. He indicated if everything was shifted to the west, the outdoor patio/bar would only be 10 x 15 feet instead of 10 x 24 feet and that means putting patio tables in front of the building as well as going down the west side of the building. He said with a smaller structure they would lose seating at the structure but would gain patio tables in the front of the structure. He said that would be one of the options. He said they are not interested in an indoor establishment as he does not want to distract from the other restaurants already down there.

Mr. Coratola concluded they would like to see the structure as proposed but understands the Board's position.

Mr. Rinaldi commended the applicant on wanting to energize that patio as it is a great idea but it could not be supported to put the structure in front of the building the way it is proposed.

**2. BSD-HC – Accessory Structure - Garage  
18-014ARB**

**113 S. High Street  
Demolition**

~~The Chair, David Rinaldi, said the following proposal is a request for the demolition of an accessory structure located to the rear of the property. He said the site is zoned Bridge Street District Historic South and is west of South High Street, approximately 100 feet south of the intersection with Pinneyhill Lane. He said this is a request for a review and approval of a Demolition under the provisions of Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*.~~

~~Lori Burchett said the Board had previously conducted an Informal Review and the whole project will be heard with infill development in April but only the Demolition is before the Board this evening for consideration.~~

~~Ms. Burchett presented an aerial view of the site and the proposed demolition plan illustrating the conditions as they exist today. She pointed out there is an existing building up front that is a historic structure on the National Registry. She said the building is used as an office space and that will remain. She said the existing accessory structure proposed for demolition is located at the rear of the property.~~

~~Ms. Burchett shared two images and explained one photo is of the front of the building to be preserved on 113 S. High Street and the other is the garage behind it proposed for demolition.~~

~~Ms. Burchett presented the proposed Minor Project renderings of the front and back of the proposed structure.~~

~~Ms. Burchett reported that staff has reviewed this proposal against the Demolition Review Criteria and found the criteria have been met. She explained the garage was found to not be a contributing structure from the Historic and Cultural Assessment. She stated the existing building is a contributing structure. She said staff finds that rehabilitating the garage/structure and making it into another use would be prohibitive from an economic standpoint, as deterioration has progressed to the point where it cannot be restored and such neglect has not been willful. She said the proposed construction to replace the demolished building significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.~~



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## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

FEBRUARY 25, 2015

#### AGENDA

- |                                                                     |                                                                 |
|---------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>1. BSD Historic Core<br/>15-005ARB-MPR</b>                       | <b>37 W. Bridge Street<br/>Minor Project Review (Approved)</b>  |
| <b>2. BSC Historic Core – Green Olive Company<br/>15-008ARB-MPR</b> | <b>36 North High Street<br/>Minor Project Review (Approved)</b> |
| <b>3. Historic Dublin Design Guidelines Update</b>                  |                                                                 |

Robert Schisler called the meeting to order at 6:30 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, Katie Ashbaugh, and Laurie Wright.

#### Motion and Vote

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

#### Motion and Vote

Mr. Rinaldi moved, Mr. Schisler seconded, to accept the January 28, 2015, meeting minutes as presented. The vote was as follows: Mr. Munhall, yes; Mr. Mathias, yes; Mr. Schisler yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

Mr. Schisler briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board on these applications.

- |                                               |                                                     |
|-----------------------------------------------|-----------------------------------------------------|
| <b>1. BSD Historic Core<br/>15-005ARB-MPR</b> | <b>37 W. Bridge Street<br/>Minor Project Review</b> |
|-----------------------------------------------|-----------------------------------------------------|

Jennifer Rauch said this application is for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented a graphic of the site. She explained the Firehouse had been built in the 1940s. She said the proposed landscape plan includes new plant material. She pointed out the location of the existing ground sign within planting beds. She reported Staff reviewed the plans and provided landscape comments prior to the submission of the application and the applicant has completed the requests.

Neil Mathias asked what those comments were. Ms. Rauch answered the comments related to the selection of plant material. She said the landscape inspector informed the applicant what plants were

preferred to see in those areas. She reported there was an existing tree that the applicant has worked to preserve.

Ms. Rauch presented the proposed color scheme modifications, which include trim on the front windows as well as the trim around the edges and the gable in "Suitable Brown". She said the door is to be painted in the proposed "Fireweed" color. She said the existing blue awnings are proposed to be replaced with a red colored awning. She said the existing firehouse monument sign has a blue background with white lettering and trim and it is proposed to be painted the rust-colored "Fireweed" for the background, keeping the white lettering. The main body of the building she said is proposed to be painted in "Universal Khaki".

Ms. Rauch reported the ART has reviewed this application and recommended approval to the ARB with no conditions.

David Rinaldi asked if a larger awning was located in the back of the property. Ms. Rauch noted the awnings are separate despite the appearance in the rendering that appeared as one large awning. She said the awning material would be replaced over the existing framework.

Mr. Mathias asked if there were actual paint samples of colors. He said the color samples in the packets do not match the graphics being presented. Ms. Rauch pointed out the actual colors and said the rendering of the building did not accurately depict the colors selected.

Thomas Munhall clarified this was a natural scheme. Mr. Mathias said the renderings appeared "rough" and was relieved with the actual color samples.

Mr. Mathias inquired about the rear of the building where it appeared just the window sills were to be painted the trim color. He asked about the plans for the actual window frames that are recessed inside the brick.

Ronald Garvey, 5900 Tartan Circle South, Dublin, Ohio, 43017, said the frame of the windows will be painted the "Universal Khaki" color to match the building.

Mr. Munhall clarified that the color is not going to be that white and the sill will be the trim color.

Mr. Mathias asked if the actual window frame should be painted the darker color so it accents the windows and provides more interest. He said it appears the back half of the building looks like an afterthought and there is an opportunity to give it more interest as that is the location of the parking lot and a fairly visible building.

Mr. Munhall said the problem is the back of the building has not changed that much and is not interesting architecturally as it is flat. He said he was not sure if the darker color would be better.

Robert Schisler said he did not have an issue but was relieved to know they are not white and will be one of the proposed colors. He said the windows might jump out a little bit more if they were a dark color but his thought either the khaki or brown color would work.

Tom Holton, 5957 Roundstone Place said an issue came up several years ago with the building next door. He asked if there was landscaping on the streetscape or very close. He said in the winter, there was an issue with the snowplow and/or the salt that caused damage to the plants, especially for the property next door. He asked that snow removal and salt be taken into consideration with the selection of plants and locations for planting beds. Ms. Rauch said the landscape plan shows the parts that are closest to the sidewalk are proposed to be annuals.



Mr. Garvey said his first landscape plan did have some plantings that the ART felt needed to be replaced for the same reason of the damage that could be caused by the snow plows and salt. He said the new design plan was made to include plants that were more sustainable.

### **Motion and Vote**

Mr. Schisler motioned, Mr. Munhall seconded, to approve the Minor Project with no conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes. (Approved 4 – 0)

## **2. BSC Historic Core – Green Olive Company 15-008ARB-MPR**

## **36 North High Street Minor Project Review**

Jennifer Rauch said this application is for installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building located at the northeast corner of the intersection of North High Street and Wing Hill. 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 proposed projecting sign will be located above the main entrance, centered on the gable wall above the door and attached with a decorative metal bracket. She stated the proposed sign consists of an aluminum panel with vinyl lettering with four colors: dark olive green for the outer border and text; light olive green for the secondary image; a cream color for the background, and a light cream color and incorporates the corporate logo. She said Code permits the applicant to have five colors and a size of eight square feet.

Ms. Rauch reported the ART has reviewed this applicant and recommended approval of this Minor Project to the Architectural Review Board with no conditions.

Robert Schisler inquired about any other graphics and assumed the applicant does not plan to hang anything in the windows. Ms. Rauch confirmed that to be true.

Mr. Schisler asked if there was a reason the applicant was not asking for a larger sign when that is permitted. He said when the trees are in bloom, signs can be less visible.

Lisa McCormack, 8587 Coldwater Drive, said a larger sign was considered. She said there needs to be a clearance of eight feet below the sign and both the sign and the building are already pretty low. She said she has this same sign in the Short North area.

Mr. Schisler suggested the bracket could be installed at a greater height.

Ms. McCormack asked if the sign should be in the center or if it could be on the side. Mr. Schisler said the sign could be moved, placed more to the side.

Ms. McCormack asked if the dimensions could be changed. Ms. Rauch answered she could have eight total square feet for the sign.

Mr. Mathias said the height elevation could be an issue by moving the sign to the side. Ms. McCormack indicated if it is not high enough, she said the sign would stay as proposed for the center.

Ms. Rauch reiterated the eight-foot clearance to the bottom of the sign to sidewalk and 15 feet to the top of the sign must be maintained.

Mr. Munhall said the Board could approve the application with a condition. Mr. Schisler said the condition could be for a maximum size of eight square feet and the graphics are proportional.



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

FEBRUARY 5, 2015

The Administrative Review Team made the following determination at this meeting:

**1. BSD Historic Core  
15-005ARB-MPR**

**37 W. Bridge Street  
Minor Project Review**

Proposal: Site and architectural modifications to the existing Dublin Firehouse Building that include a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. The site is at the southwest corner of the intersection with Bridge Street and Mill Lane.

Request: Review and recommendation of approval for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.


Applicant: Ronald B. Garvey, Dublin Bridge Street Firehouse Investments, LLC.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner, (614) 410-4690;  
jrauch@dublin.oh.us

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this request for Minor Project Review.

**RESULT:** This application was forwarded to the Architectural Review Board with a recommendation of approval.

#### STAFF CERTIFICATION

  
\_\_\_\_\_  
Steve Langworthy, Planning Director



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 5, 2015**

**ART Members and Designees:** Steve Langworthy, Planning Director; Colleen Gilger, Economic Development Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; and Laura Ball, Landscape Architect.

**Other Staff:** Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Andrew Wineberg, DaNite Sign Co. (Case 2); Jamie Hillingsworth, Ford and Associates; Todd Faris and Dan Magly, Faris Design & Planning; and Tom Warner, Advanced Civil Design (Case 4).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the January 29, 2015, meeting minutes. The minutes were accepted into the record as presented.

**DETERMINATIONS**

**1. BSC Historic Core  
15-005ARB-MPR**

**37 West Bridge Street  
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the elevation graphics that were modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the existing ground sign on Bridge Street. She indicated the colors the applicant has selected are "Universal Khaki", "Suitable Brown", and "Fireweed". The blue awnings she said were being replaced with awnings of the same type and fabric but in a "Terracotta" color. She noted the neutral color palette complies with *Guidelines*. She reported that the landscape plan has been reviewed by Brian Martin and the applicant has agreed to his recommendations. Ms. Rauch said approval is recommended with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the Architectural Review Board for their meeting on February 25, 2015.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**JANUARY 29, 2015**

**INTRODUCTIONS**

**1. BSC Historic Core  
15-005ARB-MPR**

**37 West Bridge Street  
Minor Project Review**

Jennifer Rauch said this is a request for site and architectural modifications to the existing Dublin Firehouse Building that includes a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. She said the site is at the southwest corner of the intersection with Bridge Street and Mill Lane. She said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.057 - 153.066, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the proposed paint color scheme. She said the body of the building that is not stone will be painted "Universal Khaki", the front and back trim will be "Suitable Brown", which is a dark brown, the side doors will be "Fireweed", which is a rust color and the awnings are proposed in Terracotta. She said the existing firehouse sign has a blue background with white lettering and trim and it is proposed to be painted in the rust-colored "Fireweed" for the background and keeping the white lettering.

Ms. Rauch presented the elevation graphics, which have been modified to illustrate what the new paint colors and awnings will look like on the existing building as well as the sign out front.

Ms. Rauch presented the landscape plans, which showed the proposed plant materials. She reported that Brian Martin reviewed the plant list and made some recommendations, to which the applicant agreed. She said there is an existing large spruce tree that the applicant has taken measures to save.

Ronald Garvey, Dublin Bridge Street Firehouse Investments, LLC, explained the building had not been painted in quite a number of years and they wanted to update it.

Ms. Rauch presented a photo of the building as it exists today. She said the structure was built in 1944 and noted that the *Historic Dublin Design Guidelines* does not include paint color recommendations for buildings constructed during that time period.

Steve Langworthy asked the ART if there were any questions or concerns with regard to this application. [There were none.] He stated that a recommendation on this request was scheduled for February 5, 2015, to be forwarded to the Architectural Review Board on February 25, 2015.

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

**AUGUST 27, 2014**

**1. BSC Historic Core District – Howard Hanna Realcom Realty 37 W. Bridge Street Sign  
14-082ARB-MPR**

Katie Ashbaugh said this application is for a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane.

Ms. Ashbaugh presented the existing conditions of the site. She said the structure is on the National Register of Historic Places, constructed in 1944 to house the Dublin and Perry Township Fire Department. She explained in the 1980s, it was sold and converted to be used as a commercial building. She pointed out the two arch garage door openings that are now two store-front windows, each with a doorway. She said the proposed sign for the site is cedar plank with cove routed edges in a dark green background with gold text. She reported it meets the Code requirements for a wall sign size, location, and number of colors permitted. She said it also meets the height requirement with the condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Ms. Ashbaugh said when the application was first submitted, there were two existing window signs on the north elevation, bringing the total number of signs to four, which exceeded Code. She said they did not have permits for the signs on two windows; one of the conditions of the ART's recommendation for approval was to remove these window signs. She reported the applicant removed the two window signs prior to this meeting and submitted photos as proof. She said there is an existing ground sign at the northwest corner of this site and it reads "37 Bridge Street Firehouse", which brings the total number of signs now, to two, which is permitted.

Ms. Ashbaugh confirmed the application meets the criteria for a Minor Project Review and the Architectural Review Criteria with the aforementioned condition about the height. She stated the ART is recommending approval. She asked if there were any questions with regards to this application.

Robert Schisler asked if there were any sketches to the elevations on the location of the sign. He thought it was close to the line and was not opposed to 16 feet to make it more architecturally appropriate, if to provide better symmetry.

Steve Lenker, Howard Hanna Realcom Realty, said they are in agreement with all of the conditions. He said the original intent was to fit the sign between the small architectural piece at about 12.8 feet at the bottom of the sign and if they could do that, he believes it would look better than what was submitted.

Mr. Schisler prefers it to be centered in between that line and the gable. Mr. Lenker agreed the sign would look better if it was centered between the two.

Steve Langworthy said, unfortunately another applicant representative previously agreed to move it to the 15 feet, therefore, the ART did not need an application for a Master Sign Plan, therefore, no Master Sign Plan was submitted. He explained that in order to get it approved at 16 feet, the applicant would need to get another application for a Master Sign Plan to bring forward.

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

**AUGUST 27, 2014**

**1. BSC Historic Core District – Howard Hanna Realcom Realty 37 W. Bridge Street Sign  
14-082ARB-MPR**

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Ms. Ashbaugh presented the existing conditions of the site. She said the structure is on the National Register of Historic Places, constructed in 1944 to house the Dublin and Perry Township Fire Department. She explained in the 1980s, it was sold and converted to be used as a commercial building. She pointed out the two arch garage door openings that are now two store-front windows, each with a doorway. She said the proposed sign for the site is cedar plank with cove routed edges in a dark green background with gold text. She reported it meets the Code requirements for a wall sign size, location, and number of colors permitted. She said it also meets the height requirement with the condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Ms. Ashbaugh said when the application was first submitted, there were two existing window signs on the north elevation, bringing the total number of signs to four, which exceeded Code. She said they did not have permits for the signs on two windows; one of the conditions of the ART's recommendation for approval was to remove these window signs. She reported the applicant removed the two window signs prior to this meeting and submitted photos as proof. She said there is an existing ground sign at the northwest corner of this site and it reads "37 Bridge Street Firehouse", which brings the total number of signs now, to two, which is permitted.

Ms. Ashbaugh confirmed the application meets the criteria for a Minor Project Review and the Architectural Review Criteria with the aforementioned condition about the height. She stated the ART is recommending approval. She asked if there were any questions with regards to this application.

Robert Schisler asked if there were any sketches to the elevations on the location of the sign. He thought it was close to the line and was not opposed to 16 feet to make it more architecturally appropriate, if to provide better symmetry.

Steve Lenker, Howard Hanna Realcom Realty, said they are in agreement with all of the conditions. He said the original intent was to fit the sign between the small architectural piece at about 12.8 feet at the bottom of the sign and if they could do that, he believes it would look better than what was submitted.

Mr. Schisler prefers it to be centered in between that line and the gable. Mr. Lenker agreed the sign would look better if it was centered between the two.

Steve Langworthy said, unfortunately another applicant representative previously agreed to move it to the 15 feet, therefore, the ART did not need an application for a Master Sign Plan, therefore, no Master Sign Plan was submitted. He explained that in order to get it approved at 16 feet, the applicant would need to get another application for a Master Sign Plan to bring forward.

Mr. Dyas said the drawing shows it centered with 12 feet, 8 inches to the bottom, which makes it 14 feet, 8 inches to the top.

Mr. Schisler said, upon reviewing the location of the louver on this elevation, it appears higher in the elevation. He said he assumed the applicant would center the sign but wanted confirmation of where the sign would be installed on the elevation.

Neil Mathias said the louver appears to be in the center of the gable on the picture but in the sketch provided to the Board, it appears a third or a quarter of the way up. Bob Dyas confirmed the sketch was slightly off but the sign would be appropriately placed.

**Motion and Vote**

Mr. Dyas moved, Mr. Munhall seconded, to approve this request for a Minor Project Review for a new 7.83-square-foot wall sign for an existing commercial building with one condition:

- 1) The proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit.

Steve Lenker, applicant, agreed to the condition. The vote was as follows: Mr. Schisler, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Dyas, yes. (Approved 5 – 0)





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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

**AUGUST 21, 2014**

The Administrative Review Team made the following determination at this meeting:

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign**

**37 W. Bridge Street  
Minor Project Review**

**14-082ARB-MPR**

**Proposal:** Installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane.

**Request:** 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*.

**Applicant:** Steve Lenker, Howard Hanna Realcom Realty

**Planning Contacts:** Jennifer Rauch, AICP, Senior Planner; and Katie Ashbaugh, Planning Assistant

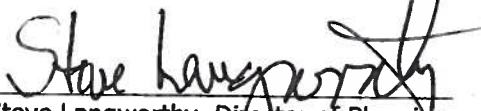
**Contact Information:** (614) 410-4690; [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us); and (614) 410-4654; [kashbaugh@dublin.oh.us](mailto:kashbaugh@dublin.oh.us)

**DETERMINATION:** Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with two conditions:

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit; and
- 2) That the existing window signs will need to be removed prior to the issuance of the wall sign permit.

**RESULT:** This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

  
Steve Langworthy, Director of Planning



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**AUGUST 21, 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; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; and Laura Ball, Landscape Architect.

**Other Staff:** Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Bob Sochor, Howard Hanna Realcom Realty (Case 1); Jill Waddell, DaNite Sign Co. (Case 2); and Craig Snider, Sign-A-Rama (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 14, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Rogers prior to the meeting. The minutes were accepted into the record as amended.

**DETERMINATIONS**

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign**

**14-082ARB-MPR**

**37 W. Bridge Street  
Minor Project Review**

Katie Ashbaugh said this is a request for the installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill 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. Ashbaugh said this site is one block west of Jeni's Splendid Ice Cream. She said the proposed sign consists of a solid cedar plank with a dark green background, and the gold text is created from cove-routed letters and the sign has the same cove-routed edges. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code and mounted two inches from the stone surface.

Ms. Ashbaugh presented photos from the site demonstrating that the two signs on the windows had been removed.

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

Ms. Ashbaugh read the proposed two conditions for a recommendation of approval to the Architectural Review Board:

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit; and
- 2) That the existing window signs will need to be removed prior to the issuance of the wall sign permit.

Mr. Langworthy asked the applicant if he understood and agreed to the above two conditions. Bob Sochor said he agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with two conditions.

Mr. Sochor asked to be the main contact for this application instead of Steve Lenker as he will be the one attending the ARB meeting next Wednesday.



## ADMINISTRATIVE REVIEW TEAM

Land Use and Long  
Range Planning

### MEETING MINUTES

**AUGUST 14, 2014**

5800 Shier Rings Road

Dublin, Ohio 43016-1236

**ART Members and Designees:** Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; Dave Marshall, Review Services Analyst; Ray Harpham, Commercial Plans Examiner; and Sergeant Rodney Barnes, Police.

**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Bob Sochor, Howard Hanna Realcom Realty (Case 1); and Jill Waddell, DaNite Sign Co. (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 7, 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.

### CASE REVIEWS

**1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign**

**14-082ARB-MPR**

**37 W. Bridge Street  
Minor Project Review**

Katie Ashbaugh said this is a request for installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill 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. Ashbaugh said this site is just one block west of Jeni's Splendid Ice Cream. She said the tenant occupies a historic building, built in 1944 as the Perry Township fire house.

Ms. Ashbaugh presented the proposed sign on a slide showing dimensions of 47 inches wide, 24 inches high, and 1 5/8 inches deep. She said the sign is made of a solid cedar plank with cove-routed edges and routed letters with a dark green background and gold text. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code rather than the original submission proposing 16 feet, and mounted two inches from the stone surface.

Ms. Ashbaugh said two sign types, including ground signs and building mounted signs, are permitted for each street-facing building façade or frontage. She said the existing ground sign will stay and the text reads "37 Bridge Street Firehouse". Upon site review, she reported it was found that there were two

existing window signs on each of the front doors that are not permitted since they had not been approved by the ART or the ARB, nor had permits been submitted for the window signs.

Steve Langworthy clarified for the applicant that there are currently two window signs and one ground sign where only two signs are permitted total, even if the applicant did have the proper permits.

Bob Sochor, the applicant, said he would remove the graphics on both doors. He explained the door on the left is not used for ingress or egress. He also understood that these signs would have to come down by the time the new proposed sign was installed.

Dave Marshall asked if this was single-tenant occupancy. Mr. Sochor answered affirmatively. Mr. Marshall asked if there were any plans for additional tenants. Mr. Sochor said there were no plans for other tenants at this time.

Mr. Marshall inquired about illumination of the sign. Mr. Sochor said the sign is not illuminated itself but there is existing ground lighting providing spot wash on the face of the building.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application at this time. [There were none.] He stated that a recommendation to the Architectural Review Board for this request was scheduled for next week's ART meeting.

Mr. Langworthy reminded the applicant to remove the window graphics as soon as possible as there is no sign permit for them on file.