

Parcel 273-002075 **Address** 123 S High St **OHI** N/A

Year Built: 1900	Map No: 128	Photo No: 2107-2110 (7/12/16)
Theme: Commerce	Historic Use: Commercial	Present Use: Commercial
Style: Vernacular/front gable	Foundation: Concrete block	Wall Type: Frame
Roof Type: Front gable/asphalt shingle	Exterior Wall: Vinyl	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 3
Porch: Shed roof over front door	Chimney: None	Windows: Double-hung replacements

Description: The one-story building has a rectilinear footprint, resting on a concrete block foundation. The front gable roof is sheathed in asphalt shingles. The exterior walls are clad in vinyl siding. The front door is off-centered and sheltered under a shed roof. Adjacent to the door is a small single-light fixed window. Remaining windows are double-hung replacements.

Setting: The property is located on the west side of S High St in the historic core of Dublin. West of the building is a shed and paved parking lot.

Condition: Good

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

Integrity Notes: The building has poor integrity from multiple renovations and material changes.

Historical Significance: The property was listed as a non-contributing resource to the Dublin High Street Historic District in 1978. It is recommended non-contributing to the City of Dublin's local district, and recommended Dublin High Street Historic District, boundary increase.

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



123 S High St, looking west-northwest



123 S High St, garage, looking southwest



BOARD ORDER

Architectural Review Board

Wednesday, February 24, 2021 | 6:30 pm

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

**4. 123 S. High Street
21-005ARB-MPR**

Minor Project Review

Proposal: Installation of a new roof and repainting of a building on a 0.11-acre site zoned Bridge Street, Historic South.
Location: West of S. High Street, ±80 feet north of the intersection with John Wright Lane.
Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.174 and the *Historic Design Guidelines*.
Applicant: Richard and Amelia Jeffers, property owners
Representative: Amelia Jeffers
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/21-005

MOTION: Ms. Kramb moved, Mr. Alexander seconded, to approve the Minor Project with the following condition:

- 1) That the applicant paint the window trim to match the horizontal siding, subject to Staff approval.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally approved by consent.

RECORDED VOTES:

Gary Alexander Yes
Kathleen Bryan Yes
Amy Kramb Yes
Sean Cotter Yes
Frank Kownacki Yes

STAFF CERTIFICATION

DocuSigned by:

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Zach Hounshell, Planner I





MEETING MINUTES

Architectural Review Board

Wednesday, February 24, 2021

CALL TO ORDER

Ms. Bryan, Chair, called the February 24, 2021 virtual meeting of the Architectural Review Board to order at 6:30 p.m., noting that due to the current pandemic, public meetings are being held online and live streamed on YouTube. The meetings can be accessed at the City's website.

PLEDGE OF ALLEGIANCE

Ms. Bryan led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Ms. Bryan, Mr. Cotter, Mr. Kownacki, Ms. Kramb.
Staff present: Ms. Martin, Mr. Ridge.

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Ms. Bryan requested a correction on pp. 3 and 4 where reference was made to Mr. Schneier as a board member.

Mr. Kownacki moved, Ms. Kramb seconded acceptance of the documents into the record and approval of the January 27, 2021 meeting minutes as amended.

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

Ms. Bryan stated that the Architectural Review Board is responsible for review of construction, modification or alteration to any site in the Review District or area subject to Architectural Board Review under the provision of Zoning Code Section 153.177. 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

CONSENT CASE

Ms. Bryan stated that Case 4 was eligible for the Consent Agenda and inquired if any Board member wished to move it from the Consent Agenda to the regular agenda for discussion. No member requested the case to be moved.

4. 123 S. High Street, 21-005ARB-MPR, Minor Project Review

A request for the installation of a new roof and repainting of an existing building on a 0.11-acre site zoned Bridge Street, Historic South, located west of S. High Street, 80 feet north of the intersection with John Wright Lane.

Public Comments

No public comments were received on the case.

Ms. Bryan inquired if the applicant was in agreement with the condition for approval.

Kelly Burke, Redwood Financial Group, 112 S. High Street, Dublin OH, indicated that they had no objection to the condition.

Ms. Kramb moved, Mr. Alexander seconded approval of the Minor Project Review with the following condition:

- 1) That the applicant paint the window trim to match the horizontal siding, subject to staff approval.

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

CASES

1. ~~72-84 N. High Street, 20-191ARB-INF, Informal Review~~

~~A request for an Informal Review and feedback to construct a mixed-use building (redevelopment of the former Oscar's site), on an approximately 0.9-acre site, zoned Bridge Street District, Historic Core, located northeast of the intersection of North High Street with North Street.~~

Staff Presentation

~~Mr. Ridge stated that this is a request for an Informal Review, providing non-binding feedback on the redevelopment of the site located at 72-84 N. High Street in the Historic District. Informal Reviews allow applicants to seek feedback from the ARB on development proposals in regard to density, site layout and architecture. Informal Reviews are an optional step prior to a Concept Plan, Preliminary Development Plan, and a Final Development Plan.~~

Site

~~The site is unique in that it has a variety of building types and styles surrounding it, as well as a variety of uses. Images of adjacent and nearby buildings were shown for site context, including Building Z1, a mixed-use building containing residential units and commercial space, and Building Z2, a mixed-use building immediately north of this site, which also includes a mix of residential and commercial spaces. The pedestrian bridge is located northeast of the site; the Dublin branch of the Columbus Metropolitan Library is located across the street, on the west side of N. High Street; the new 3-story CoHatch building and the former Brazen Head sites are located immediately south of the site; and 1.0-story to 2.5-story, single-family residential units are located south and southeast of the site. The proposed structure will be located on the east side of N. High Street and wrap in a C-shape down to North Street. Pedestrian facilities will be provided along N. High Street and a portion of North Street. Vehicular access will be located in the southeast corner of the site and a parking lot immediately behind the buildings.~~

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

July 23, 2003

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

1. Architectural Review Board 03-069ARB – Quantum Company – 123 South High Street

Location: 0.11-acre located on the west side of South High Street, 60 feet north of John Wright Lane.

Existing Zoning: CB, Central Business District.

Request: Review and approval of replacement vinyl siding for an aluminum-sided building.

Proposed Use: Office.

Applicant: Dortha May Moffitt, Trustee of the Orville John Moffitt Trust, 126 South Franklin Street, Dublin, Ohio 43017; represented by Donald G. Rose, 195 Stonefence Lane, Dublin, Ohio 43017.

Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve the application for vinyl siding and signage as submitted with two conditions:

- 1) That new shutters be utilized with a color to match the existing shutters, subject to staff approval; and
- 2) That an appropriate replacement door consistent with the *Guidelines* be selected to match the approved shutter color, subject to staff approval.

*Dortha May Moffit agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner



City of Dublin

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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 27, 2016

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

3. BSD HC - Berkshire Hathaway - Sign 16-029ARB-MSP 109½ S. High Street Master Sign Plan

Proposal: Installation of two new projecting signs for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane.

Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Tom Calhoon and Sam Calhoon, Berkshire Hathaway

Planning Contact: Nichole Martin, Planning Assistant; (614) 410-4635, nmartin@dublin.oh.us

MOTION: Mr. Rinaldi moved, Mr. Musser seconded, to approve a request for a Master Sign Plan with three conditions:

- 1) That the applicant select the color scheme, Ambler Slate (CW-685) with Capitol White (CW-10), coordinated with the primary historic structure;
- 2) That the plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code and updated to show approved sign type and mounting bracket; and
- 3) That the applicant provide a cut sheet detail of the approved mounting bracket prior to sign permitting.

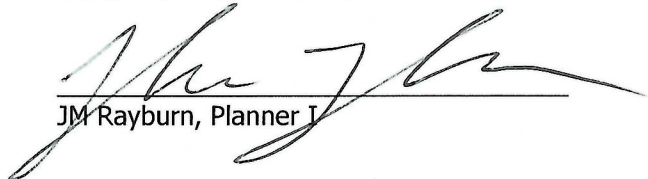
VOTE: 5 - 0

RESULT: This request for a Master Sign Plan was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes
Shannon Stenberg	Yes

STAFF CERTIFICATION



JM Rayburn, Planner I



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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

APRIL 27, 2016

AGENDA

- | | |
|--|--|
| 1. BSD P – Dublin Community Church
16-026ARB-MPR | 81 W. Bridge Street
Minor Project Review (Approved 5 – 0) |
| 2. BSD HC - Harvest Pizza
16-027ARB-MPR | 45 N. High Street
Minor Project Review (Approved 5 – 0) |
| 3. BSD HC - Berkshire Hathaway - Sign
16-029ARB-MSP | 109½ S. High Street
Master Sign Plan (Approved 5 – 0) |

The Chair, David Rinaldi, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Jane Fox, Thomas Munhall, Everett Musser, and Shannon Stenberg. City representatives were: Greg Peterson, Jennifer Rauch, Logan Stang, JM Rayburn, Katie Dodaro, and Laurie Wright.

Administrative Business

The Chair introduced Mayor, Greg Peterson to perform the Oath of Office for Mr. David Rinaldi and Ms. Shannon Stenberg as they had been re-appointed by City Council.

Mayor Peterson expressed appreciation for the service this Board provides to the community on behalf of City Council and the City. He performed the Oath of Office for David Rinaldi and then for Shannon Stenberg.

Motion and Vote

Mr. Rinaldi moved, Ms. Stenberg seconded, to re-elect Thomas Munhall as the 2016 – 2017 Vice Chair. The vote was as follows: Mr. Musser, yes; Ms. Fox, yes; Mr. Munhall, yes; Ms. Stenberg, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Motion and Vote

Mr. Munhall moved, Mr. Musser seconded, to re-elect David Rinaldi as the 2016 – 2017 Chair. The vote was as follows: Ms. Fox, yes; Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 5 – 0)

Motion and Vote

Mr. Rinaldi moved, Mr. Munhall seconded, to accept the documents into the record. The vote was as follows: Mr. Musser, yes; Ms. Fox, yes; Ms. Stenberg, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Mr. Rinaldi said there does not appear to be enough room to landscape and still stay within their property and have room for maintenance.

Mr. Sullivan agreed there is not a lot of space and the fence is only 4 feet high. He said this is more appropriate for a fence because one would expect to see fencing between properties more than you would expect one on a roof.

Mr. Rinaldi asked if there were any further questions or concerns with regard to this case.

Ms. Fox requested that in the future, Staff provides photographs of neighboring buildings for context in case some of them do not have an opportunity to do a true site visit.

Mr. Rinaldi indicated an on-site visit for this proposal was necessary to really understand the geometry in relation to the buildings.

Ms. Rauch said an expanded area can be illustrated in photographs in the future.

Motion and Vote

Ms. Stenberg moved, Mr. Musser seconded, to approve a request for two Waivers:

1. §153.062(O)(10)(2) – Buildable Area: minimum 3 feet (required) – 0 feet (requested)
2. §153.065(E)(3)(b) – Rooftop Screening of Mechanical Units: no screening (requested)

The vote was as follows: Ms. Fox, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Musser, yes; and Ms. Stenberg, yes. (Approved 5 – 0)

Motion and Vote

Ms. Stenberg moved, Ms. Fox seconded, to approve a request for a Minor Project Review with three conditions:

- 1) That the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval;
- 2) That the applicant provide the bicycle rack detail and proposed location, subject to Staff approval; and
- 3) That upon approval of a Waiver for rooftop screening that the applicant paint the exhaust vents to match the existing roof color.

The vote was as follows: Mr. Musser, yes; Mr. Munhall, yes; Mr. Rinaldi, yes; Ms. Fox, yes; and Ms. Stenberg, yes. (Approved 5 – 0)

3. BSD HC - Berkshire Hathaway - Sign 16-029ARB-MSP

109½ S. High Street Master Sign Plan

The Chair, David Rinaldi, said the following application is a request for the installation of two new projecting signs for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane. He said this is a request for review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

JM Rayburn presented the aerial view of the site and noted the existing carriage house is located to the rear of an existing 1842, two-story, historic structure at 109½ S. High Street, zoned in the BSD Historic Core District.

Mr. Rayburn explained the applicant has requested a Master Sign Plan, which is necessary to allow for a coordinated and appropriate sign proposal given the structure's scale and location.

Mr. Rayburn reported the Architectural Review Board approved a new projecting sign and directory sign plaque for the primary structure for GEM Law in January of this year. He said the approved sign panels are an Amber Slate (CW-685) background with Capitol White (CW-10) copy and edge detail. He reported the Administrative Review Team (ART) reviewed a proposal for a projecting sign and a wall mounted sign for the existing carriage house on April 14th. He said the applicant has included three color scheme options for consideration. He stated the ART recommended approval of the color scheme that coordinates with the primary structure's approved signs with the Amber Slate background and Capitol White lettering. He said the proposed projecting signs are identical in size and meet the Code requirements for size, height, and location.

Due to the location of the carriage house along Pinney Lane and Mill Lane, Mr. Rayburn reported the ART determined two projecting signs are more appropriate for the accessory structure due to the access and visibility. He presented the two new proposed projecting signs – one on the northern elevation mounted west of the entrance and one for the western elevation centered above the garage doors. He said the ART also recommended the applicant consider a mounting arm for the projecting signs that is more appropriate to the scale of the structure and height of the proposed signs. He indicated the applicant is showing a metal mounting arm appropriate to the scale of the structure. He added a cut sheet will be required prior to submission of a sign permit. He concluded no sign illumination is proposed.

Mr. Rayburn presented the criteria for a Master Sign Plan. He said the ART has reviewed this application based on the intent and purpose outlined in the Code for a Master Sign Plan, as follows:

- a) To allow a greater degree of flexibility and creativity in sign design and display;
- b) To ensure sign work is in a coordinated fashion to meet the general intent of signs in the District;
and
- c) Not intended to permit larger signs, more visible signs, or additional signs than permitted, without any consideration for unique sign design and display.

Mr. Rayburn said approval is recommended for the Master Sign Plan with three conditions:

- 1) That the applicant select the color scheme, Amber Slate (CW-685) with Capitol White (CW-10), coordinated with the primary historic structure;
- 2) That the plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code and updated to show approved sign type and mounting bracket;
and
- 3) That the applicant provide a cut sheet detail of the approved mounting bracket prior to sign permitting.

Mr. Rayburn said the applicant was also present to answer any questions.

Jane Fox asked if the colors are going to be the same as what is on the sign for the primary structure on the front. She noted there is parking in between the primary structure and the carriage house.

Jennifer Rauch confirmed the proposed colors would match the main building's signs. She described Amber Slate as a dark charcoal color. She said they can have two signs but they are supposed to be two different signs per Code and the original proposal included one projecting sign and one wall sign. She reported the ART determined it would be better to have two projecting signs, which requires a MSP.

Ms. Fox inquired about the style of the bracket. Ms. Rauch explained the ART agreed the bracket used on the main building is out of scale for this proposed projecting sign and the metal bracket was proposed.

Tom Munhall asked if there were any clearance issues. Ms. Rauch said the applicant provided dimensions and they are meeting the eight-foot clearance from grade.

Everett Musser asked for clarification on the signs they are being asked to approve. Ms. Rauch explained the applicant proposed a sign initially that was painted in their corporate colors. She said the ART had a concern with the tone of those colors against the red building, as the corporate colors are more in the purple family. She said the ARB was provided all the different color options but they do not seem to be accurate on the screen.

Mr. Munhall asked if the applicant has any issues with the ART's choice of colors since they are not the corporate colors. She said the applicant agreed to the ART's choice during their review.

Sam Calhoun, 3780 Rushmore Drive, Arlington, replied his druthers would be the national colors but he is okay with what was suggested.

Jane Fox said it is tough because the true colors are not represented here. She said the ARB would be most concerned because it is a historic building and in a historic area. She said we try coordinate the building and sign colors to ensure the overall design fits together. She said she likes that the front building sign matches the back building sign.

Mr. Calhoun restated he is fine either way.

The Chair asked if there were any further comments. [Hearing none.]

Motion and Vote

Mr. Rinaldi moved, Mr. Musser seconded, to approve a request for a Master Sign Plan with three conditions:

- 1) That the applicant select the color scheme, Amber Slate (CW-685) with Capitol White (CW-10), coordinated with the primary historic structure;
- 2) That the plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code and updated to show approved sign type and mounting bracket; and
- 3) That the applicant provide a cut sheet detail of the approved mounting bracket prior to sign permitting.

The vote was as follows: Mr. Munhall, yes; Ms. Fox, yes; Ms. Stenberg, yes; Mr. Musser, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

Communications

Jennifer Rauch said training will be forthcoming from Greg Dale in June, which will include all the Boards and Commissions together. She said additional training for all the Chairs and Vice Chairs is proposed earlier that same day.

Ms. Rauch noted some of the Board Members were at City Council to hear the discussion regarding the review process for the library and the parking garage, and the master plan for the public parks on the east and west side of the Scioto River. She said Council's discussion involved who should review these projects and who should retain the rights to approve them as they move through the process. She said City Council has determined they will review and retain approval of both projects given the complexity of the projects and the number of entities involved, such as the schools, library and City. She said Council wants to ensure ARB is engaged and provides informal feedback about the projects as they move through the process.

Ms. Fox emphasized she wanted the ARB to have the opportunity to partner in the discussion. Mr. Munhall said the Board can attend any City Council meeting and speak during public comment and Council might weigh comments received from the various Boards and Commissions more heavily.

Ms. Fox inquired about the status of the Code Amendment for demolitions and Code Enforcements' participation. Ms. Rauch said all the information from the last meeting is being reviewed to tie in with the historic inventory to be completed by the consultant. She said the parameters need to be determined so the contributing/non-contributing portion can be incorporated from the beginning.

Ms. Fox said her concern is the economic hardship component of demolition proposals; some criteria and questions should be in place for the Board to be better prepared.

David Rinaldi suggested some stop-gap measures be in place before there is a Code overhaul. He asked if there is something we can tighten up for our requirements as demolition requests come forward. He said Stephen Smith, Jr. said yes but we do not know where he might be going with that.

Ms. Rauch said as Staff is approached about possible demolitions, they are requesting additional information for review to help with analysis until the Code is amended.

Ms. Fox indicated that having prepared questions for applicants seeking economic hardship is not necessarily a Code amendment but would allow the Board to be better prepared and informed.

Mr. Munhall said he thought the ARB will be more prepared now than they were with the prior cases at least for the initial request and then they are going to ask more aggressively for a lot more information even though the applicant can say no.

Ms. Rauch agreed the ARB is a more prepared, knows what questions to ask, and has a greater understanding of the Code.

The Chair adjourned the meeting at 7:57 pm.

As approved by the Architectural Review Board on May 25, 2016.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 21, 2016

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

**3. BSD HC - Berkshire Hathaway - Sign 109½ S. High Street
16-029ARB-MSP Master Sign Plan**

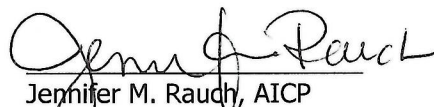
Proposal: Installation of two new projecting signs for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane.
Request: Review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.
Applicant: Tom Calhoon and Sam Calhoon, Berkshire Hathaway
Planning Contact: Nicole Martin, Planning Assistant; (614) 410-4635, nmartin@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board for a Master Sign Plan with three conditions:

- 1) That the applicant select the color scheme, Amber Slate (CW-685) with Capitol White (CW-10), coordinated with the primary historic structure;
- 2) That the plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code and updated to show approved sign type and mounting bracket; and
- 3) That the applicant provide a cut sheet detail of the approved mounting bracket prior to sign permitting.

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

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planning Manager

requirements for size, height, and location and the sign colors and style complement the architecture and surrounding context.

Mr. Stang recommended approval to the ARB of the Minor Project Review with two conditions:

- 1) That the applicant provide revised sign drawings with all relevant sign details prior to filing for a sign permit, subject to Staff approval; and
- 2) That the applicant provide the bicycle rack detail and proposed location, subject to Staff approval.

Mr. Stang recommended approval to the ARB for a Waiver:

Section 153.062(O)(10)(2) – Buildable Area – minimum 3 feet (required) – 0 feet (requested)

Mr. Stang explained there needs to be space between the fence and the units for future maintenance so there is no room for additional landscape screening.

Chris Crader, Grow Restaurants, asked if the bike rack needs to meet a specific style. Jennifer Rauch said the Code includes a number of requirements. Ray Harpham encouraged the applicant to look at the bike racks in the area for examples.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation of approval to the ARB for the Waiver and the Minor Project Review with two conditions for the ARB meeting on April 27th.

**3. BSD HC - Berkshire Hathaway - Sign
16-029ARB-MSP**

**109½ S. High Street
Master Sign Plan**

Nicki Martin said this is a proposal for the installation of a new projecting sign and a new wall sign for an existing carriage house south of Pinney Hill Lane at the intersection with Mill Lane. 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 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the graphics of the proposed projecting signs for the carriage house located on the property behind the main structure. She explained that a projecting sign and a directory sign plaque were approved by the ARB in January for Gerber & Mitchell, LLC - main structure, which was to be repainted Carriage Red with Capitol White for the trim. She reported the doors of both structures are painted Amber Slate and the carriage house was to be painted in the same Carriage Red and Capitol White color scheme as the main building. She said the GEM Law signs matched the building with Amber Slate as the background color and Capitol White as the trim and text color.

Ms. Martin explained the applicant had proposed custom Berkshire Hathaway Cabernet and Berkshire Hathaway Cream colors to the ART but the ART decided the colors should be consistent across the two buildings and the Berkshire Hathaway Cabernet clashed with the building color. Additionally, she said the ART determined two projecting signs are more appropriate for the accessory structure due to access and visibility. She said the ART also recommended the applicant consider a mounting arm for the projecting signs that is more appropriate to the scale of the structure and height of the proposed signs.

Ms. Martin presented three color scheme options for consideration. The ART recommended approval of the color scheme that coordinates with the primary structure's approved signs with the Amber Slate background

and Capitol White lettering. The proposed projecting signs are identical in size and meet Code requirements for size, and appear to meet the Code requirements for height and location. She concluded the applicant requested review and recommendation of approval for a MSP to permit two signs of the same type where signs of different types are required by the Code.

Ms. Martin presented the revised proposed bracket that is more in line with the scale of the structure.

Jennifer Rauch asked the applicant if they were in agreement with the ART's choice of an Amber Slate background with Capitol White lettering. Sam Calhoon, Berkshire Hathaway, said he was fine with the colors as long as Staff could provide a letter stating why both corporate colors were not approved that he could send to the corporate office.

Ms. Martin said a recommendation of approval to the ARB is recommended with three conditions:

- 1) That the applicant select the color scheme, Amber Slate (CW-685) with Capitol White (CW-10), coordinated with the primary historic structure;
- 2) That the plans be updated prior to sign permitting to show dimensioned sign location and mounting height meeting Code and updated to show approved sign type and mounting bracket; and
- 3) That the applicant provide a cut sheet detail of the approved mounting bracket prior to sign permitting.

Ms. Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's recommendation of approval to the ARB for the April 27th meeting.

INTRODUCTIONS

4. BSD SRN – Bridge Park East, Blocks B & C 16-028MSP

Riverside Drive and Dale Drive Master Sign Plan

~~Nicki Martin said this is a request for an amendment to a previously approved Master Sign Plan to include parking garage signs for a new 8.2-acre, mixed-use development east of Riverside Drive, ±430 feet north of the intersection with West Bridge Street, and south of the intersection with (future) Bridge Park Avenue. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.~~

~~Ms. Martin presented the proposed parking garage signs and explained how the Planning and Zoning Commission had reviewed this MSP and eliminated all the garage signs from the application for further review and that is why it is being presented again to the ART.~~

~~Ms. Martin said the PZC had discussed how the proposed "PARK" was too large and they preferred only a circle "P" as a more effective way to identify parking for the city-wide wayfinding signs. She recalled the Commission emphasized how the garages need to be distinguishable and the garage locations of "Longshore" and "Mooney" should provide that distinction. She said the Commission was concerned about the size and did not want the City's parking signs to be larger than the Placemaking Art signs. She said they requested that the same standards be applied that we hold applicants to and were hoping a sense of whimsy would be incorporated into the design.~~

~~Ms. Martin said the applicant submitted three new options for sign designs and each had several alternatives. She presented A, B, and C options for each. She reported the PZC had requested to see two~~