

Parcel	273-000099	Address	36-38 N High St	OHI	N/A
<b>Year Built:</b>	1960	<b>Map No:</b>	116	<b>Photo No:</b>	1757-1763 (7/10/16)
<b>Theme:</b>	Commercial	<b>Historic Use:</b>	Commercial	<b>Present Use:</b>	Commercial
<b>Style:</b>	Vernacular	<b>Foundation:</b>	Concrete block	<b>Wall Type:</b>	Concrete block
<b>Roof Type:</b>	Front gable/asphalt shingle/flat	<b>Exterior Wall:</b>	Brick/concrete block	<b>Symmetry:</b>	No
<b>Stories:</b>	1	<b>Front Bays:</b>	5	<b>Side Bays:</b>	-
<b>Porch:</b>	Front gable over south half of façade	<b>Chimney:</b>	None visible	<b>Windows:</b>	Metal frame display windows

**Description:** The one-story concrete block building has a rectilinear footprint and two distinct sections. The south section, 36 N High St, has a front gable roof that extends to form a porch over the façade. The façade within the porch is bricked and features an entrance and display windows. The north half of the building, 38 N High St, has a flat roof and simple concrete façade. The storefront includes a pedestrian entrance and display window. East of the building is a two-story stone privy, constructed ca.1934. A distinctive stone privy is located in the rear of the property.

**Setting:** The building is located on the east side of N High St within the old village center of Dublin. It is one in a series of small commercial buildings that date from the late-nineteenth to mid-twentieth centuries.

**Condition:** Good

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

**Integrity Notes:** The building has good integrity, but is somewhat diminished by replacement materials.

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

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



36-38 N High St, looking east



36-38 N High St, stone privy, looking northwest



## BOARD ORDER

# Architectural Review Board

Wednesday, December 15, 2021 | 6:30 pm

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

**2. 36-38 N. High Street  
21-175CP**

**Concept Plan**

Proposal: Redevelopment of an existing building and parking lot to become a ±5,400-square-foot, mixed-use building and ±3,200-square-foot, two-unit residential building on a 0.25-acre lot.

Location: East of Franklin Street, ±275 feet north of the intersection with John Wright Lane and zoned Historic District, Historic Core.

Request: Review and approval of a Concept under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: John Fleming, Lai Architects

Planning Contact: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-175

**MOTION:** Ms. Kramb moved and Ms. Cooper seconded, to table the Concept Plan as requested by the applicant.


**VOTE:** 4 – 0

**RESULT:** The Concept Plan was approved to be tabled.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Absent

**STAFF CERTIFICATION**

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 Chase J. Ridge, AICP Candidate, Planner II



## **2. 36-38 N. High Street, 21-175CP, Concept Plan**

The Chair stated this application was a request for the redevelopment of an existing building and parking lot to become a ±5,400-square-foot, mixed-use building and ±3,200-square-foot, two-unit residential building. The 0.25-acre lot is zoned Historic District, Historic Core. The site is northeast of the intersection of N. High Street with Wing Hill Lane.

### **Staff Presentation**

Mr. Ridge presented an aerial view of the site and highlighted the western half of the site where the existing building was located with parking to the rear. The historic stone wall and privy were also noted. The existing conditions of the vernacular structure that was built in 1960 with two distinct sections was shown. The building was recommended as contributing. Existing conditions of the historic privy and stone wall were also presented. The applicant plans to retain these elements. For the Board's consideration, the applicant submitted structural analysis and photos that documented the shifting of the building. Approval of a demolition request will be required at a later date, should this move forward.

The proposed site plan was essentially what was presented previously which included: the stone wall and privy; a two-story, mixed-use building covering ~2,700-square-foot footprint fronting N. High Street; a two-story, two-unit residential building fronting Blacksmith Lane; 11 parking spaces provided (9 on-site, 2 on-street); and lot coverage of ~85%. Based on the mix of uses, 38 parking spaces are required. The applicant will seek approval of a Parking Plan and will be required to continue to work with Staff to ensure all proposed parking meets the Code requirements. All elevations of the buildings on the site were shown and updates were noted. The following conceptual, proposed materials were shown: stained vertical cedar siding; standing seam metal roof; aluminum window frame; aluminum storefront, limestone veneer rusticated; brick veneer, rustic white; smooth limestone cladding; and painted CMU. These materials will be refined with the Preliminary Development Plan. The applicant provided exterior inspiration images that included the rusticated limestone and the vertical siding.

The application was reviewed against the applicable review criteria. Approval of the Concept Plan was recommended with three conditions:

- 1) That the applicant submit a Parking Plan with the future Preliminary Development Plan submittal;
- 2) That the applicant continue to work with Staff to ensure all parking conforms to the requirements outlined in the Code; and
- 3) That the stone used on the mixed-use building be utilized on the residential building in lieu of the white brick, and that consistent trim details be provided on both buildings, where appropriate.

### **Board Questions for Staff**

Ms. Kramb asked how the parking will be accessed.

Mr. Ridge – There is a curb cut on Wing Hill Lane and confirmed the stone wall is on the north side.

Ms. Cooper inquired about the location of the dumpster. It will be critical for a restaurant as well as adjacent residents.

Mr. Ridge – Staff is working with the applicant to find a more appropriate location, and details will be worked out at the Preliminary Development stage.

Ms. Kramb was concerned about fitting even nine parking spaces in this area.

Mr. Ridge said a Parking Plan will be submitted.

Mr. Cotter asked how the wall will be protected amongst all this construction; it is already sliding to the east.

The Chair read through the three conditions of approval.

### **Applicant Presentation**

The Chair invited the applicants to come forward.

Tim Lai, Architect, and Bob Lombardi, thanked Mr. Ridge for the very thorough description of the project. He reiterated the project was about creating a building that would be an improvement over the current conditions and fit into the neighborhood in terms of massing, profile, and material. The new construction is more contemporary with the detail and treatment, creating a balance between the old and the new in a respectful way.

### **Board Questions for the Applicant**

The Chair asked the applicant to address the concerns about the dumpster, wall preservation, and parking. Mr. Lai – After working with Staff, the location does not work. They plan to work with the Civil Engineer to devise a solution when they return for the Preliminary Development Plan. The next door neighbor's driveway encroaches on this property. They are considering working out a shared dumpster plan with the neighbor on their lot so the dumpster would be on the same level as the restaurant and to avoid using the parking area, which is already tight.

Ms. Kramb – Consider deliveries so a truck is not stopped on High Street as it is unloaded or deliveries having to be carried to an upper floor. The size of the trucks and turn radius need to be incorporated in the site layout.

Mr. Lai - Parts of the historic wall are not stable and need to be repaired and replaced.

Mr. Alexander inquired about the metal panel trim and if it will be excessively wide like in the inspirational photos.

Mr. Lai – The wide panels are above the windows, to create a material as wide as the awning below.

Ms. Kramb – A 1.5-story building would be more appropriate than a 2-story. This proposal is still too massive on N. High Street - too tall but a 2-story in the back is fine. The street trees will be lost with these heights.

Mr. Cotter – A six-foot patio is too narrow. The north building is too massive. Four different window types on one façade is strange. The apartments on the back are just generically okay.

Mr. Lai – The fencing is pushed out another 6 feet so the total width would be 12 feet for the patio area, the same as the extension of the awning, at the property line. They plan to meet with an arborist to avoid losing those trees as a result of construction.

Ms. Cooper – She did not like the four types of windows on the south building but windows can help the building to appear less massive.

Mr. Alexander – Having seen the proposed buildings in the context of the surrounding buildings, he was comfortable with the height. He understood these buildings need more square-footage to be viable projects but all has to be balanced. The front porch mediates the two-story condition very well. He appreciated the attempt at a contemporary building that will still fit in the Historic District.

Ms. Kramb – The condominiums on the back could be more contemporary. She could be supportive of the concept of the condominiums but not yet supportive of what is proposed for N. High Street. Too much asymmetry on N. High Street makes the building appear too busy. More consistent trim was requested.

Mr. Ridge – Staff can work with the applicant on these comments for the Preliminary Development Plan, if the Board would like to condition those items.

Ms. Kramb - The conditions could change the whole economics of the project. A complete redesign of everything may be required.

Ms. Holt – There was a similar situation at 30-32 S. High Street. The language of the condition was the applicant could earnestly explore concept options with Staff, which allows the applicant to keep moving forward.

Mr. Ridge – The Preliminary Development Plan will likely include a Demolition request. There are multiple review steps yet to go.

The Chair - This application can be tabled while still being able to provide the applicant with feedback.

Mr. Lai requested more clarification on the Board's preferences to actually make this project work. He asked how a two-story building can look less massive and be acceptable to the Board.

Mr. Cotter – He was not opposed to two stories or 5,400 square feet.

Ms. Kramb – Two stories may be possible to do but she was not an architect.

Ms. Cooper was not comfortable approving a condition that stated "this is okay, but..."

The Chair stated three of the Board members seem to be okay with a two-story building and one is not. Everything the applicant proposes is contingent on the ability to obtain a Demolition Permit. He suggested the applicant work on the extensive documentation needed for the Demolition knowing the demolition has to be locked in before working on the final design, which will expend a lot of resources. Much material will need to be provided and will include a consultant's report regarding the wall, a cost sheet, etc. all to be found in the revised Code.

Ms. Cooper – Staff can help to identify what is needed for submission and approval.

Mr. Lai asked to table this application for now and Mr. Lombardi agreed.

Ms. Kramb moved and Ms. Cooper seconded, to approve the request from the applicant to table the Concept Plan.

Vote: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Cooper, yes; and Ms. Kramb, yes.

[Motion carried 4-0]

### **3. The Apothecary at 30-32 S. High Street, 21-176**

The Chair stated this application was a request for renovations, additions, and associated site improvements for two existing buildings on two parcels totaling a 0.25-acre site zoned Historic District, Historic Core. The site is 35 feet north of the intersection of S. High Street with Spring Hill Lane.

#### **Staff Presentation**

Ms. Holt presented an aerial view of the site, which consists of two vacant properties. 30 S. High Street is to the north and 32 S. High Street is to the south on the site. 30 S. High Street contains one of the last remaining log structures in Dublin; it was a former pharmacy. 32 S. High Street was built as a more traditional commercial building back in its time; it was a former grocery store. Both buildings date back to the 1840s. These properties came before the Administrative Review Team (ART) and the Architectural Review Board (ARB) in 2018. Numerous Waivers were requested in conjunction with a bakery and office addition, which were approved; construction had not yet commenced and the application did not move forward. There have been several Informal Review and Concept Plan Reviews since then.

#### **Proposal**



# BOARD DISCUSSION

## Architectural Review Board

Wednesday, October 20, 2021 | 6:30 pm

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

**2. 36-38 N. High Street  
21-149INF**

**Informal Review**

Proposal: Redevelopment of two existing buildings and a parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building.

Location: Northeast of the intersection of N. High Street with Wing Hill Lane and zoned Historic District, Historic Core.

Request: Informal Review to provide non-binding feedback under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Tim Lai and Eliza Ho, Tim Lai Architect

Planning Contacts: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-149

**RESULT:** The Board reviewed and provided informal feedback on the proposal to redevelop the site in the Historic District. The Board suggested that they could support demolition of the existing structure, if the demolition review criteria are found to be met with a future, formal submittal. The Board was generally supportive of the proposed site layout and appreciated the preservation of the stone wall and privy. Members were supportive of the proposed uses. The Board commented on the massing of the proposed structures and exterior materials. Members were generally supportive of a reduction in required parking, but suggested that delivery vehicles be accommodated on the site to avoid congestion on N. High Street.

**MEMBERS PRESENT:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

**STAFF CERTIFICATION**

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*Chase J. Ridge*

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Chase J. Ridge, AICP Candidate, Planner II



~~The members agreed that since the addition was going to be moved further back from the original structure, the large white pine tree would not be impacted.~~

### Summarized Comments

- ~~• Reduce the massing of the addition, narrow the width to be within the width of the original structure.~~
- ~~• Simplify the roofline.~~
- ~~• The garage can be extended up and out as it will not impact the appearance of the original house but should not become overwhelming.~~
- ~~• Vinyl siding and vinyl windows on the addition will not be approved.~~
- ~~• A metal roof could be a consideration but it depends on the location.~~
- ~~• Additions must appear to be subordinate to an original structure.~~

Staff is always available for guidance.

~~Mr. Stemon clarified next steps in order to return to the ARB in December for the Minor Project Review.~~

## 2. 36-38 N. High Street, 21-149INF, Informal Review

The Chair stated this application was a request for the redevelopment of two existing buildings and a parking lot into a ±5,400-square-foot, mixed-use building and a ±3,200-square-foot, 2-unit residential building. The 0.25-acre lot is zoned Historic District, Historic Core and is located northeast of the intersection of N. High Street with Wing Hill Lane.

### Staff Presentation

Mr. Ridge stated this is a request for non-binding feedback through an Informal Review. Aerial views of the site included the building built in 1960 with parking to the rear, an existing privy, and an existing stone wall that weaves through the site. Existing conditions showed context of the contributing structure. The applicant had provided a structural analysis and photographs that documented the shifting of the building. A Demolition request will be required shall this proposal of development move forward in a formal capacity. A photograph taken up close of the stone wall and privy in May of 2021. Preservation designs were included in a historical assessment for any historical or cultural value, which it possessed in Historic Dublin without significant modification and met historic integrity markers for location, design, setting, workmanship and material. The *Historic District Guidelines* state that the wall remains and to not be modified; the degraded wall should be rehabilitated without compromising integrity, character, and replacement of new walls was discouraged. The applicant proposed retaining the stone wall and privy on this site. The applicant will be required to provide credible evidence that they will incur economic hardship, if the request for Demolition is not granted. The applicant has provided some preliminary information for the Board's consideration.

The proposed site plan showed the construction of a two-story, mixed-use building at 5,400 square feet in size, a separate two-story, two-unit residential building, and 11 parking spaces (9 on site, 2 on street) for this site. Depending on the final mix of uses, 20-38 parking spaces are required. Approval of a Parking Plan will be required. Lot coverage numbers are not provided but will be required with a formal submittal. Multiple renderings provided by the applicant: both structures as viewed from the south/Wing Hill Lane; view from N. High Street highlighted the front porch element and two exterior primary materials (vertical siding and stone); and views from the southwest and northwest corners/N. High Street.

Questions were identified to help facilitate a discussion with the Board:

- 1) Does the Board support demolition of the existing structure to facilitate redevelopment?

- 2) Should the Board be supportive of redevelopment, is the board supportive of the mass and scale of the mixed-use building and townhomes?
- 3) Does the Board support the proposed site layout?
- 4) Is the Board be supportive of a Parking Plan for the reduction in required on-site parking?
- 5) Is the board supportive of the conceptual architectural character?
- 6) Are there other considerations?

### **Applicant Presentation**

Tim Lai, Architect, 401 W. Town Street, Columbus, Ohio, 43205, stated the main feedback requested during the review was for the possibility of their proposal to be considered for improvement to the site. The demolition statement from the applicant/owner was submitted and the Board had the opportunity to review, prior to the meeting.

### **Public Comment**

There were no public comments received.

### **Board Discussion**

The Chair asked the Members how they felt about the Demolition request.

Mr. Cotter inquired to the economic value of the property as the materials stated the purchase price was \$650,000 but now only valued at \$250,000. This would impact how the return is.

Mr. Bob Lombardi, owner, 4912 Pesaro Way, Dublin, Ohio 43017, answered the actual structure, ±5,000 square feet is not worth much as it is cinder block construction, concrete slab floor, and sinking towards the east, which is causing many issues with the building, itself. Both roofs are in terrible condition, and overall the building is in terrible condition. He purchased it with the idea of improving the lot and area as a resident of Dublin. All the lots in the area are high-density and very few with parking lots, most of the lawns are built out, residential area to the east, so having the residences in the back and the mixed-use in the front (hopefully like a very nice restaurant), retail and office or perhaps an art gallery upstairs were being considered for the final proposal.

Mr. Cotter asked if the original \$650,000 was more speculative on how the property would be used, to which Mr. Lombardi answered affirmatively.

Mr. Lombardi said when looking at all the other properties as compared to this property built in 1960, there was no utility information available. They would incorporate the historic stone wall and privy into their design to provide the historic significance. The proposal for the front of the building that faces High Street, has the characteristics of the existing building. The building appearance will be nice and sharp and complement the other structures such as CoHatch that was recently built.

Mr. Jewell - The property was purchased in 2014, and asked if the applicant's intent had changed over the years.

Mr. Lombardi - Seven years ago, they envisioned a much larger structure there but that does not seem to be feasible; they scaled it back to be more acceptable to the ARB and the City of Dublin.

Mr. Jewell inquired about the current tenants and if they planned to stay.

Mr. Lombardi - The Art Gallery is considering moving out for one year during the construction period and then moving back. That option was also offered to the salon tenant.

Mr. Jewell - Concerned about the hardship for those tenants during demolition.

Mr. Kramb - Needs more information to support a Demolition. The existing building purchased as an investment property is never going to make a profit. That, in itself, is not a good enough economic reason to demolish those buildings. She supported adding improvement to the property but requires more evidence that the applicant cannot make the existing building, worthwhile. Specific Demolition criteria in the Zoning Code is to be met.



Mr. Lai - The 1960s building is not appropriate for a commercial structure; ceiling height is barely eight feet and requirements for a commercial space are 12 feet. The roof cannot be raised and it would change the character of the structure, designed in a minimal way, which would not be appropriate for a restaurant space.

Ms. Kramb agreed and stated that is the type of information that needs to be submitted.

The Chair read the Demolition Code Section criteria for a structure identified as a contributing structure:

1. Will all economically viable use of the property be deprived without demolition approval.
2. Will reasonable investment back expectations for the property owner, cannot be maintained without demolition approval.

The Chair asked if someone had appraised the building. The Board would need more documentation for the values the owner is using to even consider the second criteria.

3. Was economic hardship created or exacerbated by the property owner. [this had not been done as the owner has been repairing parts of it.]

The Code is clear on what the standards are.

Mr. Lombardi - The wall is falling down where it is connected to the stone steps leading up to the privy, which the applicant will repair. They are interested in improving what is there.

Mr. Lai - The wall is shared with the business next door and is so tall. They have multiple walls on site, running through the middle of this property. One wall is very close to the southeast corner of the building and is being pushed out due to the ground settling. An unsuccessful attempt was made to repair the wall.

Mr. Alexander - A stone retaining wall is not functioning. To fix it would require also fixing the block wall at the same time. These issues are dealt with for old buildings and are not grounds for Demolition but that is part of the narrative to be used to meet criteria for Demolition.

Ms. Kramb suggested the applicant listen to the meeting in which the Board had a significant discussion about another wall, to hear the ARB's stance or discuss with Staff. Four members were present for that discussion. Her comments of saving the wall and rehabilitating it were exactly the same for this project. The retaining wall is not functioning so perhaps a new, functioning retaining wall could be installed directly behind the current wall.

Ms. Cooper asked if all of the brick wall, the small door with the sign on it, and the compressor for the air conditioner on top were all part of the historic wall shown in the west view from Blacksmith Lane and be considered for Demolition.

Ms. Kramb - The wall is considered one consecutive historic wall.

Mr. Lai - Walls appear to be constructed at different times using different techniques. The single larger steps in the foreground break into two set of steps up to the platform. Albeit they are all stone, but different. Repairing the walls and steps as much as possible, is the applicant's intent.

The Chair - The Board is not opposed to this Demolition request as there are elements that do not and could not meet the Zoning Code, as it is today.

Mr. Cotter - The meeting that Ms. Kramb had referred the applicant to watch, laid out the structure of why it was not economically viable. Staff can provide a few examples of what was discussed the last time to understand the arguments.

Mr. Lai asked if the whole reason for demolition is determined on the economic side.

Mr. Alexander - It is the only way the Board can rationalize taking down a contributing structure is on the economic side because it is what drives it.

Mr. Lai - The building is not the most bona fide representation of the Historic District.

Mr. Lombardi requested clarification that the City would rather have what is there now - a block-cinder building with a gravel parking lot still existing in ten years versus an improvement.

Mr. Cotter - The Zoning Code and City Council instructed keeping contributing structures as much as possible unless the criteria for Demolition were met. The Board has been tasked with making sure applicants have looked at all the opportunities and if those do not exist, then the Board can assist the applicants with alternatives. He summarized, the City is asking all applicants in the Historic District to do that first.

Mr. Lai - One of the considerations is to replace the brick. The applicant intends to be sensitive to any elements they are replacing, by maintaining the scale to improve the property.

Ms. Kramb - The Board needs to know what will replace the demolished structure(s), ahead of time; the development in the proposal makes a difference. The Board cannot provide a yes or no answer about approving the Demolition at this point; the Board was awaiting more information to come forward from the applicant.

Mr. Lombardi asked if the Board needs proof of economic hardship more than they need sketches/drawings. The Chair - Taxes are not an issue with this group; that information can be eliminated from the proposal. The Board will discuss graphics further.

The Chair asked the Members if they are supportive of the mass and scale of the proposal, if the Demolition were to be approved.

Ms. Kramb - A two-story building with a gabled roof and second story porch would be too tall as there are one-story buildings across the street and on each side of this property. One-and-a-half stories could be considered. A second story with a low ceiling and a flat roof has been approved; it is an overall appearance of a structure in context with other neighboring buildings and character that also make a difference.

Mr. Jewell agreed and inquired about the building in the back.

Ms. Kramb - Fine with the building in the back being two stories tall.

Mr. Alexander - The porch on the front helps break the scale. Document the streetscape. The porch works really well with the two gables on both sides and break down the mass. After viewing the dental office next door, this may be the way parts of this street will go. Not opposed to the height but a streetscape study would facilitate that determination. He suggested including the dentist's proposal to see how it fits in and meshes together with this site.

Mr. Lai - More two-story projects were approved in the surrounding area. There were two gigantic mature trees right in front of their unit, which hides it.

Mr. Cotter agreed with Mr. Alexander on permitting a two-story building in the front but he needs to see how tall it would really be.

Ms. Kramb - Not opposed to two-stories, it is the finished appearance of the overall height she would be concerned with.

Mr. Cotter - Buildings toward the north are larger but this site needs to be sensitive to the mass of the buildings towards the south, as well.

Mr. Jewell inquired about the impact to the second story porch from the mature trees on the site.

Ms. Kramb - The trees would need to be trimmed.

Mr. Lai - The building would be moved back a small distance.

Ms. Kramb - The streetscape includes buildings with similar frontage. Do not move the structure back significantly.

The applicant - A patio is desired in front on the restaurant side. The north side would stay in its current position.

Ms. Cooper clarified the building on Lot 36 would be set back a bit but the structure for Lot 38 would remain within the current footprint.

Ms. Kramb - Do not return with a request for a third story for parking underneath.

The Chair asked the Board if they were comfortable with the site layout.

Ms. Kramb liked that the applicant is planning the design around the historic wall.

The Chair asked the Board if they would support a Parking Plan Waiver.

Ms. Kramb - Accommodate space for loading/unloading zones for delivery and preferably in the rear of the site; all trucks stop on High Street and block traffic.

Mr. Lombardi - Considering Wing Hill Lane.

Ms. Kramb - Could support a Parking Waiver if close to the minimum number of spaces required. Close to the parking garages for the restaurant parking, which would be the highest number required.

Ms. Cooper - Designated parking for any residents is to be provided.

Mr. Ridge - 20 parking spaces would be the minimum required for office and residences but the minimum would increase to 38 parking spaces for a restaurant.

Ms. Kramb - ADA parking needs to be included.

The Chair asked the Board if they were supportive of the proposed architectural character provided through the drawings but recognized it may be too early in the process to comment.

Ms. Kramb - Do not design a new "old" building, and not modern in the Historic District.

Mr. Jewell - Consider how a design would fit within the streetscape and adjoining properties.

Mr. Alexander - This project may bring a little spark to the area. Create something visual and tactile with details. He was happy with the massing and recommended traditional materials as written in the Code and in a traditional way the material is used.

Mr. Cotter - If stone is going to be used as presented, he liked it along with the porch layout.

Ms. Cooper liked the mixed materials.

### 3. 53 N. High Street, 21-007MPR, Minor Project Review

~~The Chair stated this application was a request for replacement windows for a building on a 0.22-acre site zoned Historic District, Historic Core. The site is southwest of the intersection of N. High Street with North Street.~~

#### Staff Presentation

~~Mr. Holt presented aerial views of the site, just south of the Dublin Library. The building was built in 1845 as the Dublin Christian Church and it is listed on the National Register of Historic Places. In March 2021, the application was reviewed for a proposal for Fibrex replacement windows and the case was tabled. The revised application was presented. Photographs taken from the public right of way of the original building on N. High Street and the addition on the corner of Darby Street were shown. Replacement windows were requested only for the historic portion of the building on N. High Street and not the addition on Darby Street. Photographs of the original building showed the extent of the window replacement request. Photographs were provided to give a sense of the existing windows, which were old but not original to the building. A window sample picture of one window on the porch, a window on the north side/North Street, and one on the interior property line on the south side were also shown. During the March meeting, these windows not being original to the building were discussed as they had been replaced over time. The applicant had identified deficiencies of each window. The new windows proposed were specially designed for historic applications, with correct proportions and materials: Marvin Ultimate wood windows clad in aluminium; double hung, two over two; proposed to be bronze in color; trim color proposed to be beige, with an exact color, yet to be determined, due to the challenge of obtaining materials. Details of the window dimensions had been provided.~~

~~This application was reviewed against the Minor Project Review Criteria and found to have met or not applicable. Approval was recommended with the following condition:~~

- ~~1) That the applicant work with staff to finalize the selection of a beige color for the window trim, prior to any painting activities.~~



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**MAY 27, 2015**

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

**1. BSD Historic Core – Terra Art Gallery – Sign 36 – 38 North High Street  
15-038ARB-MPR Minor Project Review**

**Proposal:** To install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill.

**Request:** Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

**Applicant:** Jeff Hersey, Terra Art Gallery

**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner

**Contact Information:** (614) 410-4690; jrauch@dublin.oh.us

**MOTION:** Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for a Minor Project Review for a sign with the following two conditions:

- 1) The applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit; and
- 2) The applicant be permitted to increase the size of the sign up to a maximum area of eight-square-feet and maintain the current design.


**VOTE:** 5 - 0

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Senior Planner

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

MAY 27, 2015

#### AGENDA

- 1. BSD Historic Core – Terra Art Gallery – Sign 36 – 38 North High Street  
15-038ARB-MPR Minor Project Review (Approved 5 – 0)**
- 2. *Historic Dublin Design Guidelines Update***

~~David Rinaldi called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Neil Mathias, Thomas Munhall, Everett Musser, and Jane Fox. City representatives were Jennifer Rauch, Katie Ashbaugh, Joanne Shelly, and Laurie Wright.~~

#### **Motion and Vote**

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

#### **Motion and Vote**

~~Ms. Fox moved, Mr. Munhall seconded, to accept the April 15, 2015, meeting minutes as presented. The vote was as follows: Mr. Musser, yes; Mr. Rinaldi, yes; Mr. Mathias, yes; Ms. Fox, yes; and Mr. Munhall, yes. (Approved 5 – 0)~~

~~Mr. Rinaldi 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.~~

- 1. BSD Historic Core – Terra Art Gallery – Sign 36 – 38 North High Street  
15-038ARB-MPR Minor Project Review**

The Chair said this application is to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. He said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch recalled an application approved for another tenant within this space, Green Olive Company. She presented a graphic of the site. She explained this application is for the tenant occupying the northern portion of this existing building. She presented the proposed projecting sign and described the sign as being sandblasted with a cream background, routed corners, and black text to hang from a scrolling metal bracket. She stated they share a single entrance and indicated each tenant would place their sign centered above their respective storefront windows. She said Code allows each tenant to have a sign no larger than 8 square feet and they are both under that size requirement.

Ms. Rauch recommended approval with the following condition:

- 1) The applicant submits detailed sign dimensions and information confirming the height requirements are met with the sign permit.

David Rinaldi reported there are signs in the window currently stating “Now Open” so it appears just as one tenant. Ms. Rauch confirmed the tenants each occupy one half of the building.

Jeff Hersey said the two businesses split the building space. He explained they have one entrance and with a common space. He said he is installing a locked door like the other tenant on the inside of the space.

Mr. Mathias said agreed the signs should be centered over the windows as opposed to within six feet of the door.

Jane Fox asked if there will be a problem achieving the eight-foot clearance underneath. Ms. Rauch said it did not appear to be an issue, but the applicant would need to modify the sign size if that issue is identified through the permit process.

Everett Musser asked if the Code allows any identification on the doors and windows. Ms. Rauch said a one-square foot window sign is permitted and does not require board approval, but a larger, permanent window sign would need board approval.

Mr. Musser asked if anything was being contemplated. Mr. Hersey said he was considering something in small white letters but he wants to see what the projecting sign looks like first, as that may be sufficient.

Ms. Rauch confirmed if the applicant wanted to do that, they would need to return to request the Board’s approval.

Mr. Rinaldi said we approved the previous sign for the Green Olive Company with an area up to 8 square feet. He suggested that same condition be added to this approval.

Mr. Hersey said they are using the same sign manufacturer.

Ms. Fox confirmed the sign is intended to be double-sided.

### **Motion and Vote**

Mr. Rinaldi motioned, Mr. Munhall seconded, to approve the Minor Project with two conditions:

- 1) The applicant submits detailed sign dimensions and information confirming the height requirements are met with the sign permit; and
- 2) The applicant be permitted to increase the size of the sign but not to exceed a maximum size of 8-square-feet and maintain the current design.

Mr. Hersey agreed.

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

## **2: *Historic Dublin Design Guidelines Update***

~~Katie Ashbaugh said this is a presentation and discussion regarding updates and revisions to the *Historic Dublin Design Guidelines*. She said tonight’s review is for the completion of Phase 1. She said the review includes changes to the Table of Contents and a plan for next steps for the update.~~



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**MAY 21, 2015**

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

- 1. BSD Historic Core – Terra Art Gallery - Sign 36 – 38 North High Street  
15-038ARB-MPR Minor Project Review**

Proposal: To install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Jeff Hersey, Terra Art Gallery

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

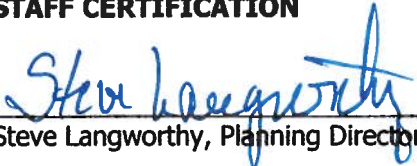
Contact Information: (614) 410-4690, jrauch@dublin.oh.us

**REQUEST:** Recommendation of approval to the Architectural Review Board of this request for Minor Project Review with the following condition:

- 1) That the applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.

**Determination:** This application was forwarded to the Architectural Review Board with a recommendation of approval. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

**STAFF CERTIFICATION**

  
Steve Langworthy, Planning Director



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

MAY 21, 2015

~~**ART Members and Designees:** Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer II.~~

~~**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Laura Ball, Landscape Architect; and Laurie Wright, Staff Assistant.~~

~~**Applicants:** None were present.~~

~~Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 14, 2015 meeting minutes. The minutes were accepted into the record as presented.~~

#### DETERMINATION

1. **BSD Historic Core – Terra Art Gallery - Sign** **36 – 38 North High Street**  
**15-038ARB-MPR** **Minor Project Review**

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch reported that there have been no changes or updates to this application since being introduced to the ART on May 14, 2014. She presented the site as well as the proposed sign and scroll metal bracket. She indicated the Green Olive Company shares the building and is located next door. She recalled the ART had asked about the spacing of the two signs since the signs would be placed next to one another. She said Planning created a graphic to show how the two signs would be installed on the building. She explained the signs are intended to be centered over each tenant's respective window.

Ms. Rauch said approval is recommended to the Architectural Review Board of this request for a Minor Project Review with the following condition:

- 1) That the applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.

Steve Langworthy asked the ART if there were any questions or comments regarding this application. [There were none.] He stated that a recommendation of approval will be forwarded to the ARB for their meeting on May 27, 2015.



~~Ms. Noble-Flading reported the wall sconce modifications proposed on the original application are no longer part of this application.~~

~~Ms. Noble-Flading said the existing 15 pole fixtures and 163 fluorescent strip fixtures will be replaced with LED fixtures. She explained this modification is limited to the "heads" of the lights and will not change any of the structural components of the light pole, including the base of the light. She said the strip lighting will be replaced with 132 new LED fixtures above and below the sign band.~~

~~Ms. Noble-Flading indicated the applicant is proposing to add an additional light pole on the north side of the access drive extending from West Dublin Granville Road and will be of the same construction material, size, and appearance as the existing light poles.~~

~~Ms. Noble-Flading said the proposed lighting modifications meet the requirements for lighting in the Bridge Street District, therefore, approval is recommended for this Minor Project Review.~~

~~Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for Minor Project Review with no conditions.~~

## **INTRODUCTION**

### **4. BSD Historic Core – Terra Art Gallery - Sign 15-038ARB-MPR**

### **36 – 38 North High Street Minor Project Review**

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. She said this is a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site, which is in the Historic District. She indicated that Green Olive Company, which had recently come before the ART for their sign, shares this building and is located next door. She said now the proposal is to add a second sign for Terra Art Gallery. She said the signs will be placed next to one another, but spaced so that there is enough separation. She said she will verify the height to which the applicant plans to hang the sign from a scroll metal bracket that will coordinate with the other tenant sign bracket.

Ms. Rauch indicated the applicant was not present.

Rachel Ray inquired about the design of the sign and asked if it matched their sign at their other location in the Short North.

Fred Hahn requested that an image for both signs be provided for next week's ART meeting to confirm that the same bracket is being used and that they are spaced appropriately.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Architectural Review Board is next week for the ARB meeting on May 27, 2015.



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## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

**FEBRUARY 25, 2015**

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

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

**36 North High Street  
Minor Project Review**

**Proposal:** 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.

**Request:** 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*.

**Applicant:** Lisa McCormack

**Planning Contact:** Jennifer M. Rauch, AICP, Senior Planner

**Contact Information:** (614) 410-4690; jrauch@dublin.oh.us

**MOTION:** Mr. Schisler moved, Mr. Munhall seconded, to approve a request for a Minor Project Review for a sign which the applicant can increase the size of the sign but not to exceed a maximum size of eight-square-feet and maintain the current design.

**VOTE:** 4 - 0

**RESULT:** This request for a Minor Project Review was approved.

**RECORDED VOTES:**

Robert Schisler	Yes
Bob Dyas	Absent
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

**STAFF CERTIFICATION**



Jennifer M. Rauch, AICP, Senior Planner



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## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

**FEBRUARY 25, 2015**

#### **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.

#### **Motion and Vote**

Mr. Schisler motioned, Mr. Munhall seconded, to approve a Minor Project of a projection sign with the following condition:

- 1) The sign can increase to eight square feet while keeping the same graphics and colors.

The vote was as follows: Mr. Rinaldi, yes; Mr. Mathias, yes; Mr. Munhall, yes; and Mr. Schisler, yes.  
(Approved 4 – 0)





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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 19, 2015**

**DETERMINATION**

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

**36 North High Street  
Minor Project Review**

Jennifer Rauch said this is a request for a 5.4-square-foot projecting sign for a new tenant in an existing building at the northeast corner of the intersection of North High Street and Wing Hill. 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 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the main entrance door is flanked by two large storefront windows along the front façade with a front gable centered over the door. She said the proposed projecting sign will be above the 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 three colors: cream for the background; dark olive green for the outer border and text; and light olive green for the secondary image.

Ms. Rauch reported that the proposed wall sign meets all of the criteria for size, location, height, and color. She said approval is recommended to be forwarded to the Architectural Review Board 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 ARB for their meeting on February 25, 2015.



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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 5, 2015**

**INTRODUCTION**

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

**36 North High Street  
Minor Project Review**

Jennifer Rauch said this is a request for an installation of a new 5.4-square-foot projecting sign for a new tenant within an existing building 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 as a point of reference, Harbor Yoga was a previous tenant on this site. She said the proposed projecting sign would be suspended from a black steel mast arm bracket and appears to meet Code, but she will need to review the request for the secondary image. She said she would confirm the proposed sign is appropriate and complies with Code. Ms. Rauch said a recommendation to the Architectural Review Board is anticipated for next week's ART meeting.

Fred Hahn said he liked the proposed sign.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a recommendation to the Architectural Review Board was scheduled for the February 12, 2015, Administrative Review Team meeting.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 24, 2013

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

**3. BSC Historic Core District – Harbor Yoga  
13-066ARB-MPR**

**36 N. High Street  
Sign Modification**

<b>Proposal:</b>	Installation of a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill.
<b>Request:</b>	Review and approval of a minor project review application under the provisions of Code Section 153.065(H) and 153.170, and the <i>Historic Dublin Design Guidelines</i> .
<b>Applicant:</b>	Angie O'Brien, Harbor Yoga.
<b>Planning Contact:</b>	Jennifer M. Rauch, AICP, Planner II
<b>Contact Information:</b>	(614) 410-4690, jrauch@dublin.oh.us

**MOTION:** Thomas Munhall moved, David Rinaldi seconded to approve this Minor Project Review application for sign modifications, because it meets the provisions of Zoning Code Sections 153.065(H) and 153.170, and the *Historic Dublin Design Guidelines*, with one condition:

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

\*Angie O'Brien agreed to the above condition.

**VOTE:** 5 – 0.

**RESULT:** This Minor Project Review application was approved.

**RECORDED VOTES:**

Robert Schisler	Yes
Bob Dyas	Yes
David Rinaldi	Yes
Neil Mathias	Yes
Thomas Munhall	Yes

**STAFF CERTIFICATION**

Jennifer M. Rauch, AICP  
Planner II



**3. BSC Historic Core District – Harbor Yoga  
13-066ARB-MPR**

**36 N. High Street  
Sign Modification**

Mr. Lee introduced this case for the installation of a new sign for a yoga studio located at 36 N. High Street. He said the site is located on the east side of North High Street, just north of the intersection with Wing Hill, and is zoned Bridge Street Historic Core District. He said the applicant is proposing to install a window decal that consists of two colors with logo shown in the blue and the text in black. He said the Administrative Review Team reviewed the proposal and recommends approval, as it meets the review criteria and Code.

Mr. Schisler asked if the sign incorporates the white background or if it will be translucent. Ms. Angie O'Brien said it would incorporate the white background because it will be placed on the window and would be more legible. She said the anchor and lotus flower are two blue colors with the black text.

Mr. Schisler said the sign would have four colors, if the white is incorporated, which exceeded the number of colors permitted. Ms. O'Brien stated the curtain is white and could be closed to achieve the same effect.

Mr. Munhall asked if there were recessed lights under the overhang. Ms. O'Brien said there was one in the middle.

Mr. Mathias asked if there was a preexisting decal on the left window and whether anything has been done to try and remove it. Ms. O'Brien said when they moved in they tried a number of different products. She said they have asked the landlord to replace the windows.

Mr. Rinaldi asked is there any concern raised by the ART regarding the lettering style. Ms. Husak said the ART did not discuss it.

Mr. Rinaldi said he recalled requirements regarding the use of 19<sup>th</sup> century lettering styles. Ms. Husak stated *Design Guidelines* include a list of font, which we would find a compatible style.

Mr. Munhall asked for a condition to eliminate the white background and limit the sign to three colors.

**Motion and Vote**

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

1. The applicant work with Planning to eliminate the white background to ensure the sign background is transparent and the overall sign does not exceed three colors.

Angie O'Brien agreed to the above condition.

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



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## ADMINISTRATIVE REVIEW TEAM

### RECORD OF DETERMINATION

JULY 18, 2013

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

**4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street**

This is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. This is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

**Applicant:** Angie O'Brien, Harbor Yoga.

**Planning Contact:** Jennifer Rauch, AICP, Planner II at (614) 410-4690

**DETERMINATION:** To recommend approval to the Architectural Review Board for this Minor Project Review application.

**RESULT:** This application was recommended for approval.

STAFF CERTIFICATION

Steve Langworthy  
Director of Land Use and  
Long Range Planning

~~Chris Lichtenberg, HAWA, representing the applicant, agreed to the conditions.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's approval of this request for Minor Project Review.~~

**~~3. 13-065ARB-MPR – BSC Historic Residential District – Sharpin Residence – Site & Architectural Modifications – 137 South Riverview Street~~**

~~Jennifer Rauch said this is a request for site and architectural modifications for an existing single-family residence on the west side of South Riverview Street, south of the intersection with Pinney Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.063(B), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).~~

~~Ms. Rauch said approval of this Minor Project Review application is recommended to the Architectural Review Board with one condition:~~

- ~~1. The applicant be required to provide an asphalt shingle which meets the 300lb requirement.~~

~~Brian Zingleman agreed to the condition.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application with one condition to be forwarded to the Architectural Review Board.~~

**~~4. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street~~**

~~Jennifer Rauch said this is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and recommendation of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).~~

~~Ms. Rauch said the applicant revised the proposed sign based on the comments from the ART at the introduction last week and are proposing a window decal for a window sign design. She said the proposed window sign will be eight square feet, with the logo in blue and the text in black.~~

~~Ms. Rauch said approval of this Minor Project Review application is recommended to the Architectural Review Board.~~

~~Mr. Langworthy asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this application to be forwarded to the Architectural Review Board.~~

**~~5. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street~~**

Ray Harpham referred to the floor plan and noted that if the interior corridor is longer than 50 feet and contains hazardous materials they would not be able to provide a required exit through the hazardous space (battery room) and they may have to provide an additional egress door.

Ms. Cox asked for a statement regarding stormwater management, which she said could be handled during the permitting process. She reminded the applicant that they will need the type of green roof and the detail information for permits.

Colleen Gilger said the City has a POP for DubLINK at this facility, and because this facility provides emergency back-up for several of Dublin's companies, this addition is important.

Mr. Bogden asked if the striping within the service loading dock area will need to be replaced even though this area is not required parking for employees and some of the existing striped spaces will be removed.

Mr. Goodwin said if those parking spaces are not part of the required parking, they would not be required to be replaced.

Mr. Goodwin said the target Administrative Review Team determination is Thursday, July 18, 2013.

## **2. 13-065ARB-MPR – BSC Historic Residential District – Sharpin Residence – Site & Architectural Modifications – 137 South Riverview Street**

Jennifer Rauch said this is a request for site and architectural modifications for an existing single-family residence on the west side of South Riverview Street, south of the intersection with Pinney Hill. She said this Minor Project Review application is proposed in accordance with Zoning Code Sections 153.063(B), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch showed photos of the existing site and said they are proposing to construct a one-story addition directly behind the house below the main roof line. She said the existing house has shake siding and they have several different window types painted to match. She noted that there is an asphalt roof, and she would compare the proposed materials with the existing.

Ray Harpham said the proposal looks like they have used 300-pound shingles on the earlier additions.

Steve Langworthy asked if the new addition should look different, consistent with the *Historic Dublin Design Guidelines* typical recommendation that additions be clearly distinct from the historic portion of the structure.

Ms. Rauch said the addition is smaller than the main structure.

Jeff Tyler asked that there be a condition that the shingle matches the existing roof materials and they match the shake materials.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

## **3. 13-066ARB-MPR – BSC Historic Core District – Harbor Yoga Signs – 36 North High Street**

Jennifer Rauch said this is a request to install a window sign for an existing business on the east side of North High Street, north of the intersection with Wing Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H),

153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this existing sign was identified through Code Enforcement review of the Historic District. She said the sign is 2.27 square feet, which is within the size requirements for signs in the Historic District. She said the concern is that the sign is not permanently attached to the window, making it seem temporary in nature, and the Architectural Review Board has not previously reviewed this type of window sign within the District.

Angie O'Brien, Harbor Yoga, the applicant, said they had originally installed an expensive window sign and found it was not permitted, so they had to chip it off the window which was a lot of work. She said that they wanted to make the new sign streamlined and simple.

Jeff Tyler asked if this is the sign the applicant wanted, and if approved, whether this sign would be precedent-setting for the Historic District by opening up this type of "temporary" window sign as a window sign option.

Ms. Rauch said there were ways that the applicant could make the sign more permanent, rather than using a suction cup to attach the sign to the window. She said they could look at different materials and work with the applicant on other sign options that would include more permanent attachment to the window.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

#### **4. 13-067ARB-MPR – BSC Historic Core District – Signs – 48 South High Street**

Jennifer Rauch said this is a request to install a window sign for a new law office on the east side of South High Street, south of the intersection with Spring Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.065(H), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said the proposed window sign is comprised of decals placed on two separate windows and exceeds the 20 percent maximum coverage permitted for window signs. She said a Waiver may be necessary for the proposed window sign arrangement, since these would technically be two different signs. She said that the area calculations would be verified prior to the next ART meeting.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, July 18, 2013 for the July 24<sup>th</sup> ARB meeting.

#### **5. 13-068ARB-MPR – BSC Historic Core District – Blankets and Booties Roof Replacement – 82 South High Street**

Jennifer Rauch said this is a request for the replacement of an existing standing seam metal roof with a dimensional asphalt shingle roof for an existing business on the east side of South High Street, south of the intersection with Eberly Hill. She said this is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.062(E), 153.170, and the *Historic Dublin Design Guidelines* under the provisions of Zoning Code Section 153.066(G).

Ms. Rauch said this building was constructed in the 1800s and is on the National Registry of Historic Places. She said the applicant is proposing to replace the standing seam metal roof and repair the chimney. She said Planning is concerned with changing the materials on the roof and the proposed use of stucco for the chimney is not a permitted material.



CITY OF DUBLIN

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

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Web Site: www.dublin.oh.us

**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**APRIL 22, 2009**

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

- 1. Sugar Inc. Cupcakes** **36 North High Street**  
**09-024ARB** **Sign Modification**

**Proposal:** A 5.84-square-foot projecting sign at 36 North High Street. The 0.24-acre site is located at the northeast corner of the intersection of North High Street and Wing Hill in the Historic District.

**Request:** Review and approval of a sign modification under the provisions of Code Section 153.183 and the Historic Dublin Design Guidelines.

**Applicant:** Ava Misseldine, Sugar Inc. Cupcakes.

**Planning Contact:** Drew Noxon, Planning Assistant; Jennifer M. Rauch, AICP, Planner II

**Contact Information:** (614) 410-4600, dnoxon@dublin.oh.us; jrauch@dublin.oh.us.

**MOTION:** Denise Franz King made a motion, seconded by Robert Schisler, to approve the Sign Modification with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

\* Ava Misseldine, Sugar Inc. Cupcakes agreed to the above conditions.

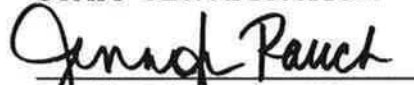
**VOTE:** 5 – 0.

**RESULT:** The Sign Modification was approved.

**RECORDED VOTES:**

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planner II

~~meeting packets because planned districts could allow different things than specified in the Code or the Guidelines.~~

~~Ms. Martin said that each planned district had its own unique development text addressing that particular development.~~

~~Mr. Currie noted that on Case 09-024ARB – Sugar Inc. Cupcakes, it would have helped him to know the dimension of the height to the top of the sign. Ms. Martin said that Planning would be happy to clarify that in future cases.~~

~~Mr. Karrer verified the height limit is to 12 feet to the top of the sign and eight feet at the bottom.~~

~~Ms. Martin explained that an eight foot clearance is wanted on projecting signs to provide pedestrian clearance.~~

~~Mr. Karrer asked about the Annual Items of Interest Report mentioned in the newsletter.~~

~~Ms. Martin said the Board had already established some of the items of interest in the Year End Summary as things they wanted to look into for the coming year. She said the 'Annual Items of Interest' report was something that City Council asked of all the Boards and Commissions, to identify a list of things they would like to look into. She explained that they would be working on the list throughout the summer and then it would be presented to Council in the Fall. Council would review all the lists and help prioritize what things to look into. Ms. Martin suggested if the Board members had anything in specific, they should provide those ideas to her so they could be included.~~

**1. Sugar Inc. Cupcakes  
09-024ARB**

**36 North High Street  
Sign Modification**

William Souders swore in those who intended to testify in regards to this case including the applicant, Ava Misseldine, of Sugar Inc. Cupcakes and City representatives.

Drew Noxon presented this request for review and approval of a 5.84-square foot projecting sign on the front façade of a building located at 36 North High Street. He said the 0.24-acre site is located at the northeast corner of the intersection between North High Street and Wing Hill. He said the proposed sign will be constructed with 1.5-inch high density urethane (HDU), which is consistent with other existing signs in the District. He said the *Sugar Inc. Cupcakes* will be black using a Caslon Antique font, an approved style for the District. Mr. Noxon said attached to the sign will be a new decorative steel mast arm with scroll accents connecting the sign to the building façade. He said that four colors are proposed, however the applicant has stated that the color around the border of the sign will be painted to match the black text. He said the raised inset and cupcake logo will be painted La Fonda Fiesta Blue #5003-10A and the sign background will have a sandblasted white finish. He said the cupcake logo is less than 20 percent of the sign face and is in compliance with the *Historic Dublin Design Guidelines*. Mr. Noxon said the sign will have two gooseneck lamps affixed at a perpendicular junction on the mast arm. He presented a Photoshop rendering of the proposed sign which is to be 10 feet, 7-inches high from the top of the sign to the grade.

Mr. Noxon said it was Planning's opinion that the intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and approval is recommended with three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Souders asked if the chains were connected with hooks or embedded within the sign.

Ava Misseldine, 3521 West Bay Drive, Columbus, of Sugar Inc. Cupcakes, said there were not chains, but brackets embedded four inches into the sign.

Mr. Souders asked if the darker blue perimeter would actually be black. Ms. Misseldine confirmed that the lettering, outline around the sign, and the edging would be black and the background would be sandblasted white.

Mr. Souders asked if the second, thinner line around the perimeter was black. Ms. Misseldine said it was the same blue as the cupcake logo.

Mr. Souders asked if there was an exterior lighting ordinance that needed to be addressed. Eugenia Martin said the *Guidelines* specify externally illumination and this proposal meet the *Guidelines*.

Mr. Souders asked if there was an ordinance limiting the time when lights could be on in the Historic District.

Ms. Martin said a specific timeframe for lights to be on is not mentioned, but the Exterior Lighting Requirements state that the bulb should not extend down below the hood of the light fixture.

Mr. Souders expressed concern that bulbs would not fit into the proposed fixture. Ms. Misseldine said chandelier lights will be used in the fixtures that are completely covered to meet the requirements and the lights are not overly bright.

Mr. Currie asked about the thickness of the sign. Mr. Noxon said it was 1.5 inch thick.

Mr. Currie asked if signs for the rear or windows were contemplated. Ms. Misseldine said this was the only sign proposed so not to obstruct the view out the storefront windows.

Ms. Misseldine asked if a decal in the door glass would be considered a sign in the window. Ms. Martin said that would be considered a sign.

Mr. Currie asked if the decal would be a cupcake without any lettering. Ms. Misseldine indicated that the decal would just be a cupcake. She asked if she had to apply for it separately.



Mr. Currie asked if the Board could approve the decal. Mr. Gunderman stated that this would have to be approved separately if the applicant choose to proceed.

Ms. King said she thought the sign was attractive and that it would be nice to have another business operating in the District.

Mr. Currie suggested that the first and third conditions together were confusing and sounded alike. He suggested revising Condition 1: The number of colors be reduced from four to three.

Ms. Rauch explained that the condition needed a timeframe for the applicant to comply and a body to submit the material for approval. She said the condition include the words *...prior to submission of a sign permit* so the applicant knows when she submits for a sign permit, that the plan needs to reflect that the changes. She said *...subject to Planning approval* was included so that the applicant does not have to come back to the Board for approval of a revised drawing.

Mr. Currie said he understood now and that Condition 1 did not need changed.

Mr. Souders asked Ms. Misseldine if she agreed to the three conditions listed in the Planning Report.

Ms. Misseldine confirmed that she would need to provide revised drawings showing the correct border before she applied for the permit. She agreed to the three conditions listed in the Planning Report.

### **Motion and Vote**

Ms. King made a motion to approve this application with the following three conditions:

- 1) The plans be modified to eliminate one of the four proposed colors prior to submission of a sign permit subject to Planning approval;
- 2) That the proposed paint colors be matte or flat finish; and
- 3) That a sign permit be obtained prior to installation.

Mr. Schisler seconded the motion. The vote was as follows: Mr. Souders, yes; Mr. Currie, yes; Mr. Karrer, yes; Ms. King, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

### ~~2. Historic Dublin Wayfinding~~

~~09-012ADM~~

### ~~Administrative Review~~

~~Carson Combs presented this request for an Administrative Review of a comprehensive wayfinding package for Historic Dublin. He said the Board's role this evening will be to provide general feedback on the designs and to make a recommendation to City Council for its consideration. He said that Council will make a final decision on the package as part of the Capital Improvements Program funding allocations.~~



**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**NOVEMBER 29, 2006**

CITY OF DUBLIN.

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

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

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

- 1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications**  
**Location:** 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.  
**Existing Zoning:** CB, Central Business District.  
**Request:** Review and approval of additional columns on the main elevation.  
**Proposed Use:** A 2,500-square-foot retail building.  
**Applicant:** John Bush, 36 North High Street, Dublin, Ohio 43017.  
**Staff Contact:** Judson J. Rex, Planner.  
**Contact Information:** Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

**MOTION:** Mr. Bryan made a motion, seconded by Mr. Holton, to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

\* John Bush, the applicant agreed to the above condition.

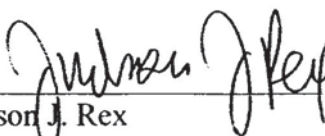
**VOTE:** 2 – 1.

**RESULT:** The application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
Kevin Bales	Absent
Clayton Bryan	Yes
William Souders	No
Linda Kick	Absent

**STAFF CERTIFICATION**

  
 Judson J. Rex  
 Planner

~~Mr. Rex said there are different regulations depending upon the zoning district.~~

~~Mr. Holton swore in all those who were there to present testimony to the Board and the audience.~~

### **1. Architectural Review Board 05-140ARB – 36 North High Street – Exterior Modifications**

Judson Rex presented the staff report and slides for this application. He said this is a request for review and approval of additional columns on the main elevation. He said the site is zoned CB, Central Business District, as are properties north, south and west of the site. He said to the east are R-4, Suburban Residential District properties. He said the site includes a 2,500-square-foot retail building with three tenants. He said two tenants are located at 36 North High Street and that is the property being discussed tonight. He said the other tenant is located at 38 North High Street.

Mr. Rex showed a slide of the approved elevations on which he had imposed the approved signs to show approximately how they would look. He said the two columns had been installed at the ends of the gabled overhang. He said in addition, the applicant had painted the gabled overhang. Mr. Rex said at the previous meeting, there was an understanding that the applicant was going to paint the gable black. He said it had not been painted black, and as a result, the signage was impacted. He said the Board conditioned that the signs have the black border removed because there was the understanding that the gable would be painted black. Mr. Rex said staff believed that the border should stay, considering that the gabled overhang was painted beige. He said any motion associated with this application should include language accepting the paint color. He said it was the approved paint color for the rest of the building, but there was an understanding that the gable would be painted black.

Mr. Rex said the proposed columns will be located approximately where the temporary supports were shown on the photograph. He said the applicant has indicated the need for additional support for the structure and would like to use the same columns painted black to match the building trim. He said staff believes that this is an appropriate modification and in addition to providing additional structure, it will also provide a more aesthetically pleasing appearance on the building. Mr. Rex said staff recommends approval of this application with no conditions.

Mr. Holton asked if the Board was to review and approve the outside border of the sign. Mr. Rex said when the Board approved the signs, it was subject to staff approval. He said however, the Board needed to recognize that the paint color was going to be beige instead of black for this application. He said no additional motion on the sign application was necessary.

Mr. Souders said he had no problem with the columns, but he did not care for the black trim. He said he could not support that color combination. He said he preferred all beige without the black trim.

Mr. Holton said the light-colored columns looked good. He asked if they were being proposed to be black.

Mr. Bush said the new columns were proposed to be black.

Mr. Bryan suggested the light color be on the columns and bottom trim piece, and that the remaining trim boards be black.

Mr. Holton noted that the beige color defined the building better. He suggested that the trim, fascia, and columns would be beige, and the return would remain black.

Mr. Holton said he was okay with what the other Board members wanted. He asked if the bottom trim board could be left beige.

Mr. Bush said he tried to break up the beige with black. He said if they used a lighter color than black, it would have to be repainted often due to handprints, etc. showing. He said black was more durable.

Mr. Holton said that was a good rationale for the back paint.

Mr. Bryan agreed it could be left as proposed with two black posts.

### Motion and Vote

Mr. Bryan made the motion to approve this application with one condition:

- 1) That the two additional posts be painted black and that the paint colors remain as presented with a beige gable and black trim.

Mr. Rex confirmed that it was the Board's preference to keep the sign border.

Mr. Holton seconded the motion, and the vote was as follows: Mr. Souders, no; Mr. Holton, yes; and Mr. Bryan. (Approved 2-1.)

John Bush, the applicant, agreed to the above condition.

### ~~2. Architectural Review Board 05-198ARB 55 and 65 West Bridge Street Town Center —H—~~

~~Joanne Ochal presented this case and slides. She said recently, the Board approved the construction of an approximately 10,000 square foot, two story building with a public patio along Bridge Street, two smaller patios for restaurants, and ADA accessible parking. The proposed stacked mechanical units are required to be screened to comply with Code. She said the applicant had the option of screening with a landscape material or using a board on board fence. She said the applicant is proposing to use three arborvitaes to screen the unit. Ms. Ochal said one of the trees shown on the approved landscape plan on the south elevation will be removed.~~

~~Ms. Ochal said staff believes that the proposed screening is appropriate as it is a continuation of the approved landscape plan and is consistent with the Guidelines. She said staff recommends approval of this application.~~

~~Mr. Souders asked if the photo provided in the packet was an example of the actual refrigeration unit to be installed.~~

~~Ms. Ochal said it was an example of what exists at the La Chatelaine on Lane Avenue. She said the proposed units will resemble that design and two units will be stacked.~~



**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**OCTOBER 25, 2006**

CITY OF DUBLIN.

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

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

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

**1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications**

**Location:** 0.24-acre parcel located at the northeast intersection of North High Street and Wing Hill.

**Existing Zoning:** CB, Central Business District.

**Request:** Review and approval of new exterior paint colors, awnings, and minor architectural modifications.

**Proposed Use:** A 2,500-square-foot retail building.

**Applicant:** John Bush, 36 North High Street, Dublin, Ohio 43017.

**Staff Contact:** Judson J. Rex, Planner.

**Contact Information:** Phone: (614) 410-4654/Email: jrex@dublin.oh.us.

**MOTION:** Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition:

- 1) That a flat or matte finish be used on all paint.

\*John Bush agreed to the above condition.


**VOTE:** 5 – 0.

**RESULT:** This application was approved.

**RECORDED VOTES:**

Thomas Holton Yes  
Kevin Bales Yes  
Clayton Bryan Yes  
William Souders Yes  
Linda Kick Yes

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Judson J. Rex  
Planner



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 25, 2006

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

- 2. Architectural Review Board 06-126ARB - 36 North High Street - Eloquent Accents/Columbus Floor Coverings - Signage
Location: 0.23-acre lot located on the northeast corner of North High Street and Wing Hill.
Existing Zoning: CB, Central Business District.
Request: Review and approval of two six-square-foot signs for a multi-tenant retail building.
Proposed Use: A 2,500-square-foot retail building.
Applicant: John Bush, 36 North High Street, Dublin, Ohio 43017; represented by Scott Fronzaglia, 36 North High Street, Dublin, Ohio 43017.
Staff Contact: Kimberly Rybold, Planning Intern or Joanne Ochal, Planner.
Contact Information: (614) 410-4663/Email: krybold@dublin.oh.us or (614) 410-4683/Email: jochal@dublin.oh.us.

MOTION: Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the Historic Dublin Guidelines, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

\*John Bush agreed to the above conditions.

VOTE: 5 - 0.

RESULT: This application was approved.

RECORDED VOTES:
Thomas Holton Yes
Kevin Bales Yes
Clayton Bryan Yes
William Souders Yes
Linda Kick Yes

STAFF CERTIFICATION

Joanne Ochal
Joanne Ochal
Planner



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
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## DUBLIN ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

OCTOBER 25, 2006

1. **Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications (Approved 5 – 0.)**
2. **Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage (Approved 5 – 0.)**
3. **Architectural Review Board 06-140ARB – 82 South High Street – Blankets and Booties – Signage (Approved 5 – 0.)**
4. **Architectural Review Board 06-120ARB – 119 South High Street – Cottage Bakeware & Cakes – Signage (Postponed without Discussion or Vote)**

Chair Thomas Holton called the meeting to order at 7:00 p.m. Other members present were: Clayton Bryan, William Souders, Linda Kick and Kevin Bales. Staff members present were: Joanne Ochal, Judson Rex, Kim Rybold, and Flora Rogers.

#### **Administrative Business:**

Ms. Ochal introduced Judson Rex and said that they will be teaming together to assist the Architectural Review Board.

#### **Motion and Vote:**

Mr. Bales made a motion to accept the documents into the record. Mr. Bryan seconded the motion and the vote was as follows: Mr. Souders, yes; Ms. Kick, yes; Mr. Bales, yes; Mr. Bryan, yes; and Mr. Holton, yes. (Approved 5 – 0)

#### **Motion and Vote:**

Mr. Souders made a motion to approve the August 30, 2006 meeting minutes as presented. Mr. Holton seconded the motion and the vote was as follows: Ms. Kick, yes; Mr. Bales, yes; Mr. Holton, yes; Mr. Bryan, yes; and Mr. Souders, yes. (Approved 5 – 0)

Mr. Holton swore in those who were there to present testimony to the Board and the audience.

**1. Architectural Review Board 05-140ARB – 36 and 38 North High Street – Exterior Modifications**

Judson Rex presented this previously tabled case and slides. He said that it was a request for review and approval of new exterior paint colors, the addition of an awning on the rear elevation, and columns on the main elevation. Mr. Rex said the site included a multi-tenant retail building which is shared between two tenants at 38 North High Street, and one at 36 North High Street. He said parking is in the rear with access from Blacksmith Lane.

Mr. Rex said 36 North High Street is a single-story building with a brick exterior and a cream-colored gabled overhang. A bracket for a projecting sign is on the gabled overhang and there is an old sign post on the south portion of the site. Mr. Rex said both tenants at 36 North High Street share a common entrance door surrounded on both sides by display windows.

Mr. Rex said to the north is 38 North High Street which currently houses the Cheesecake Boutique. He said this portion of the building was more contemporary with light-colored stucco exterior, black trim and awnings, and signage.

Mr. Rex said the applicant is proposing to paint the main portion of the entire building, excluding the brick on the west elevation a beige color and the trim Lincoln Cottage Black both from the American Tradition palette which will coordinate with the existing trim, awnings, and signage on the northern portion of the building at 38 North High Street. He said in addition, the gabled overhang at 36 North High Street will be painted black to match the trim.

Mr. Rex said the applicant is proposing a single flat awning to be installed on the rear door to the main building that will match those approved and installed on the Cheesecake Boutique portion of the building. He said the awning will be covered in a black canvas-like material and constructed in a traditional flat sloping style.

Mr. Rex said the applicant proposes to remove the existing metal supports on the gabled overhang and replace them with eight-foot high wood round columns which will also be painted black to match the trim.

Mr. Rex said the proposed modifications to the building are generally consistent with the recommendations in the *Guidelines*, and will enhance the overall appearance of the site. He said staff recommends approval of the request with one condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

Mr. Holton asked if the exterior of the Cheesecake Boutique building would be changed. Mr. Rex said it would be painted to match the other portion, and the brick front will remain unpainted.

Mr. Bryan asked how long the stair landing had been there. John Bush, the applicant, said the wood on the rail had just been replaced, but the landing was there when he purchased the building.

Mr. Bryan asked if the front gable would still have a board and batten appearance. Mr. Bush said there would be a smooth surface. He said the trim boards seen were decorative, and were added on later. He said they were all rotten and he was not planning to replace them.



Mr. Bales asked what kind of cap and base the wood columns would have.  
Mr. Bush said the columns would be standard at the top and bottom and they would be black.

Mr. Bryan noted that almost everything seen from the street would be black.  
Mr. Bush said only the wood would be black.

Mr. Holton asked if the soffit was black.  
Mr. Bush said more than likely.

Mr. Bryan noted that the front elevation and of the Cheesecake Boutique would be beige. Mr. Bush agreed.

Mr. Holton said it looked pretty dark, especially as the trees matured, but there was nothing wrong with that. Mr. Bryan agreed it would be a dark building.

Mr. Holton asked if there was any consideration to keep the soffit beige.  
Mr. Bush said they wanted to put signs on the soffit and the background of their sign is going to be beige with black lettering.

**Motion and Vote:**

Mr. Bales made a motion, seconded by Mr. Bryan, to approve this application because the modifications to the building are generally consistent with the recommendations in the *Guidelines* and will enhance the overall appearance of this site with the following condition as listed in the staff report:

- 1) That a flat or matte finish be used on all paint.

The vote was as follows: Mr. Souders, yes; Mr. Holton, yes; Ms. Kick, yes; Mr. Bryan, yes; and Mr. Bales, yes. (Approved 5-0)

John Bush, the applicant, agreed to the condition as listed above.

**2. Architectural Review Board 06-126ARB – 36 North High Street – Eloquent Accents/Columbus Floor Coverings – Signage**

Kimberly Rybold presented this case and slides. She said that it is a request for review and approval of two six-square-foot wall signs which will be one-foot high and contain the names of the businesses. The proposed signs are to be located on the gabled overhang, approximately above the location of the existing temporary sign. She said the names on the wooden signs will be painted the same color as the building, with the border and text painted Cottage Black. She said the lettering for the Eloquent Accent sign is Lucida Calligraphy and the Columbus Floor Coverings' lettering is Footlight MT Light. She said staff requests that the existing post and sign bracket be removed. Ms. Rybold said the proposed signs meet Code and the *Historic Dublin Guidelines*, using appropriate historic materials, colors, and font styles. She said staff recommends approval of this application with the four conditions as listed in the staff report:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;  
and

- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval.

Mr. Holton confirmed that the signs were flush-mounted on the building.

Mr. Bryan confirmed that the trim would be painted black.

Mr. Souders asked that the applicant consider getting rid of the sign border because the three-dimensional black on black border will not be noticed. He suggested a pin stripe might be used instead so that the white edge can be seen.

Mr. Holton noted that the sign area could then be expanded to the edge if the black border were removed. He said the applicant would not have to come back to the Board for approval and that they should get staff approval of any change.

Mr. Bryan noted that there was no lighting.

Mr. Holton asked if the light on the soffit would be removed.

Ms. Ochal replied that it had not been discussed.

Scott Fronzaglia, representing the applicant, said the light Mr. Holton referred to was an emergency light required by the Fire Code.

Mr. Holton suggested a condition: That the applicant re-design the sign to remove the border and large lettering if they wish, subject to staff approval.

Mr. Bush and Mr. Fronzaglia agreed to the conditions listed below.

**Motion and Vote:**

Ms. Kick made a motion, seconded by Mr. Bales, to approve this application because the proposal meets the intent of Code and the *Historic Dublin Guidelines*, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with five conditions:

- 1) That all paint must have a flat or matte finish;
- 2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation;
- 3) That the existing sign bracket and sign post be removed prior to installation of the new signs;
- 4) That any future lighting plan be brought back to the Architectural Review Board for review and approval; and
- 5) That the applicant modifies the sign by removing the black border and enlarging the lettering, subject to staff approval.

The vote was as follows: Mr. Holton, yes; Mr. Bryan, yes; Mr. Souders, yes; Mr. Bales, yes; and Ms. Kick, yes. (Approved 5-0)

Mr. Bryan asked about the business hours.

Mr. Fronzaglia said they were 10 a.m. until 4 p.m. on Mondays, Tuesdays, and Wednesdays, 10 a.m. until 8 p.m. on Thursdays, and Noon until 4 p.m. on Saturdays.

Mr. Bryan asked about lighting in the evenings.  
Judy Sekinger, owner of Eloquent Accents and Columbus Wall Coverings said she felt the interior lighting and the lamp post were sufficient.

~~2. Architectural Review Board 06-140ARB 82 South High Street Blankets and Booties  
— Signage~~

~~Kimberly Rybold presented this case and slides. She said this is a request for a three square foot painted wood projecting sign. She highlighted the zoning and uses of the surrounding area in Historic Dublin. Ms. Rybold said the bottom of the sign will be eight feet above grade. The sign will contain the name of the business and will be two feet in height, hanging from the existing iron bracket using chains and locking clips attached to the I hooks on the sign. She said the paint colors will be Sunflow for the background, the border and interior of the image will be Cream Delight, and the text and image outline will be Lincoln Cottage Black from the American Tradition Collection. She said the lettering will be Adage Script.~~

~~Ms. Rybold said the proposed sign met Code and the Historic Dublin Guidelines using appropriate historic materials, colors and font style. She said staff recommends approval of this application with the following two conditions as listed in the staff report:~~

- ~~1) That all paint must have a flat or matte finish; and~~
- ~~2) That a sign permit be obtained from Land Use & Long Range Planning prior to installation.~~

~~Linda Kiek asked if the yellow paint proposed was the same color as the building.  
Rebecca Schisler, the applicant, said the yellow was very similar to that of the building.~~

~~Bill Souder suggested that a thicker border around the edge of the sign and teddy bear would make it more visible.~~

~~Robert Schisler said he was told they had 20 percent for the secondary image.~~

~~Ms. Kiek said as proposed, the sign blended in too much with the building. She suggested that the Blankets and Booties text could be larger.~~

~~Mr. Holton suggested that the sign be as large as permitted and that the other elements be proportionate. He suggested a contrasting color for the edge of the sign.~~

~~Ms. Ochal suggested a condition: That the sign and sign elements be made proportionally larger and the black border widened, subject to staff approval. She said the sign was permitted to be up to six square feet in area. Ms. Kiek and Mr. Holton verified that a black border should be incorporated.~~

**Motion and Vote:**

~~Mr. Holton made a motion, seconded by Mr. Bryan, to approve this application because it meets Code and the Historic Dublin Guidelines, the signage uses appropriate historic materials, colors and font styles, and is appropriate to the intended pedestrian scale of the Historic District, with three conditions:~~

- ~~1) That all paint must have a flat or matte finish,~~