

Parcel	273-000036	Address	38 W Bridge St	OHI	N/A
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Year Built: 1965	Map No: 116	Photo No: 1792-1795 (7/10/16)
Theme: Government	Historic Use: Post Office	Present Use: Vacant
Style: Modernist Movement	Foundation: Poured concrete	Wall Type: Brick
Roof Type: Flat	Exterior Wall: Brick	Symmetry: No
Stories: 1	Front Bays: -	Side Bays: -
Porch: Flat roof supported by metal posts on southeast corner	Chimney: None visible	Windows: Fixed aluminum-frame display windows, & awnings

Description: The one-story brick building has a rectilinear footprint and a flat roof. The west half of the facade has a projecting stone-faced wall, with a glazed entrance on its east side. The east half of the facade is glazed by aluminum-framed display windows and sheltered by a flat-roof porch. Awning windows are used on the side elevations, and a loading dock is on the rear of the building.

Setting: The building is located on the north side of W Bridge St in the old village center of Dublin. A flag pole is in front of the building, and a paved parking lot extends between the building and street.

Condition: Good

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

Integrity Notes: The building has excellent integrity.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is recommended as a contributing resource to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

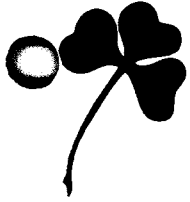
District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



38 W Bridge St, looking northwest



38 W Bridge St, looking southeast



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

NOVEMBER 16, 2005

CITY OF DUBLIN.

**Land Use and
Long Range Planning
5800 Shier-Kings 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 – 05-180ARB – 38 West Bridge Street – Brian Wiland Architects Sign

Location: 0.33 acre located on the north side of West Bridge Street approximately 275 feet to the west of the intersection of West Bridge Street and North High Street.

Existing Zoning: CCC, Central Community Commercial District.

Request: Review and approval of replacement of an existing sign with modifications to the sign design.

Proposed Use: A single-story commercial office building.

Applicant: Elaine M. Wiland, 38 West Bridge Street, Dublin, Ohio 43017; represented by Sign Master, Inc., c/o Sandra Beetner, 4356 Tuller Road, Dublin, Ohio 43017.

Staff Contact: Amelia Costanzo, Planning Intern or Danielle M. Devlin, AICP, Senior Planner.

Contact Information: (614) 410-4679/Email: acostanzo@dublin.oh.us or (614) 410-4649/Email: ddevlin@dublin.oh.us.

MOTION: Allan Staub made a motion, seconded by Clayton Bryan, to approve this request for replacement of an existing sign, with the following four conditions:

- 1) That a flat or matte finish be used for all paint;
- 2) That a sign permit be obtained from Land Use and Long Range Planning prior to installation;
- 3) That any modifications to signage or new signage for tenants and/or owners be subject to Architectural Review Board review and approval; and
- 4) That any landscaping that is disturbed as a result of the removal and installation of the new sign be replaced.

*Elaine Wiland agreed to the conditions.

VOTE: 3 - 0

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

NOVEMBER 16, 2005

- 2. Architectural Review Board – 05-180ARB – 38 West Bridge Street – Brian Wiland Architects Sign (Continued)**

RESULT: This application was approved.

RECORDED VOTES:

Allan Staub	Yes
Thomas Holton	Absent
Kevin Bales	Yes
Clayton Bryan	Yes

STAFF CERTIFICATION



Danielle Devlin, AICP
Senior Planner

Mr. Staub said there is a considerable amount of work to be done. He then asked Ms. Devlin for clarification that if they make a recommendation for approval on this, are they recommending approval overall, or just recommending design changes and plans.

Ms. Devlin replied that they are offering feedback to the applicant. She suggested they may want to ask the public if anybody has any comments to make as well. Then staff and the applicant will take your comments from tonight and try to incorporate them into the detailed submittal that will come back in December.

Mr. Staub asked if there was any public comment. There was none.

Mr. Bassett said he would like to comment on the second floor doors on the front, that the idea was to have atrium doors that would open. He noted the second floor is just one large room, and if it becomes an ice cream shop it could be used for kid's parties or other functions. The idea was they could swing the doors open. It is not shown on the drawings, but there will be some kind of a railing you could open to the dining area and the patio below it. That was the logic behind the two sets of atrium doors on both levels, and the second floor is not necessarily meant to be just windows.

Mr. Staub said that will become clearer as they get a better feel for use.

Mr. Bales agreed.

The Board was in general agreement that the proposal would blend appropriately with the Historic District. The Board directed the applicant to address the issues of the historic consultant's recommendations; use of the two-story building; operation of the patio; parking requirements; detailed landscape plan; to work with Engineering Division with regard to stormwater; and to submit samples of proposed color and materials.

2. Architectural Review Board – 05-180ARB – 38 West Bridge Street – Brian Wiland Architects Sign

Amelia Costanzo presented the case, noting the site is in the northwest corner of the Historic District, located 275 feet west of the intersection of West Bridge Street and South High Street. To the west is Jason's Restaurant, and east is the Dublin Veterinary Clinic. She identified zoning in neighboring properties. She said this is a rectangular-shaped property, containing a single-story building fronting on West Bridge Street. The proposed sign shall be located on West Bridge Street, approximately ten feet north of the street, and seven feet from the property line, in the same location as the existing sign. The offices of Brian Wiland Architects and Classic Maid are located in the current building.

Ms. Costanzo noted the applicant wishes to replace the existing 15-square-foot sign with a 5.99-square-foot main identification sign, because the existing sign is deteriorating. The proposed sign is considerably decreased in size, but would bring the sign into compliance with the recommendations of the *Historic Dublin Design Guidelines*, thereby contributing to the overall image of the District.

Ms. Costanzo stated there are only three differences between the two signs: 1) the shape of the top of the sign, the existing having a concave beveled edge, and the proposed a tiered, rectangular top; 2) the proposed sign will include the street name, not just the number; 3) the sign size will change from 15-square-feet to 5.99-square-feet, and will be five feet tall, as opposed to the existing height of six feet.

Ms. Costanzo noted the sign will be constructed of high-density urethane, to better withstand sun and weather damage than natural wood. The proposed color for the sign face, panel and frame is Kaffee. A combination of Pure White and Yarrow will be used for the script and logo. The colors proposed are very similar to the existing sign. A logo identical to the logo on the existing sign is also proposed.

Ms. Costanzo said the floodlighting and landscaping will remain the same. The sign meets Code and the requirements of the *Historic Dublin Design Guidelines*. Staff recommends approval with the four conditions listed in the staff report. Ms. Costanzo stated she and the applicant were available for any questions.

Mr. Bryan asked if there were any outstanding compliance issues on the building itself.

Ms. Costanzo said not to her knowledge.

Mr. Bales noted the reduction in height and proportion is an improvement across the board.

Mr. Staub said it looks great to him. He asked if there were any lighting conditions.

Ms. Costanzo replied that lighting will be as it currently exists.

Allan Staub made a motion, seconded by Clayton Bryan, to approve this request for replacement of an existing sign, with the following four conditions:

- 1) That a flat or matte finish be used for all paint;
- 2) That a sign permit be obtained from Land Use and Long Range Planning prior to installation;
- 3) That any modifications to signage or new signage for tenants and/or owners be subject to Architectural Review Board review and approval; and
- 4) That any landscaping that is disturbed as a result of the removal and installation of the new sign be replaced.

Elaine Wiland agreed to the conditions.

The vote was as follows: Mr. Bales, yes; Mr. Staub, yes; Mr. Bryan, yes. (Approved 3-0.)

3- Architectural Review Board – 05-174ARB – 700 Shawan Falls Drive – Indian Run Falls Park

Joanne Ochal introduced this application for park amenities located at Indian Run Falls Park. She indicated the site's location at the northern edge of the Historic District, with the amenities to be located in an easement granted by the Board of Education. The park backs up to the school



CITY OF DUBLIN

BOARD ORDER
BOARD OF ZONING APPEALS
May 22, 1995

2. **Variance Application V95-012 - 38 West Bridge Street - Big Sky Bread Company**
Location: ±0.30 acre parcel located on the north side of West Bridge Street, approximately 200 feet west of High Street.
Existing Zoning: CCC, Central Community Commercial District.
Request: A variance to Section 1189.05 to permit a wall sign in combination with a ground sign.
Proposed Use: A 2,663 square foot bakery with a 15 square foot ground sign and 30 square foot wall sign.
Applicant: Jeffery M. and Julie B. Johnson, dba Big Sky Bread Co., 2483 Slateshire Drive, Dublin, Ohio 43017.

MOTION: To approve this variance application because the setback of the buildings creates a hardship.

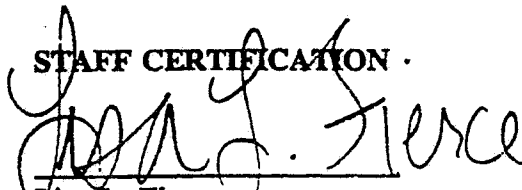
VOTE: 4-0.

RESULT: This variance application was approved.

RECORDED VOTES:

John Belton	Yes
Thomas McCash	Absent
Chester Porembski	Yes
William Sherman	Yes
Jim Sprague	Yes

STAFF CERTIFICATION


Lisa L. Fierce
Planner