



CITY OF DUBLIN

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

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City of Dublin Architectural Review Board

Planning Report

Wednesday, January 26th, 2011

16 North High Street Multi-Tenant Sign Plan

Case Summary

Agenda Item	1
Case Number	11-002ARB
Proposal	A multi-tenant sign plan for an existing retail building located in the Historic Business District.
Request	Review and approval of sign modifications under the provisions of Code Section 153.070 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	16 North High Street.
Owner/Applicant	John Kilbury, property owner.
Representative	Mark Greiwe, owner of Cruise One.
Case Managers	Alexis Dunfee, Planning Assistant Eugenia M. Martin, ASLA, Landscape Architect (614) 410-4600; adunfee@dublin.oh.us, emartin@dublin.oh.us
Planning Recommendation	Approval with 2 Conditions.

Based upon Planning's analysis, the proposed primary identification wall sign and the secondary identification rear wall sign meets the requirements of the Zoning Code as well as the *Historic Dublin Design Guidelines* and approval is recommended.

- 1) The mounting brackets for the wall signs be concealed; and
- 2) The one-square-foot wall sign be used as the primary identification sign on the front of the building.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>11-002ARB Sign Modifications Cruiseone Tours and Travel 16 North High Street</p>	 <p>0 50 100 200 Feet</p>
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Facts	
Site Area	0.267-acre site
Zoning	CCC, Central Community Commercial District
Surrounding Zoning and Uses	North and South: CCC, Central Community Commercial District; retail and commercial uses East: R4, Suburban Residential District; single-family residences West: PUD, Planned Unit Development District; retail and commercial uses
Site Features	<ul style="list-style-type: none"> • 116-feet north of the intersection with Bridge Street. • Frontage: West – 70 feet on North High Street; East - 70 feet on North Blacksmith Lane; lot depth of 166 feet. • One and one-half story stone structure, listed on the National Register of Historical Places and the Ohio Historic Inventory, with a small patio and stone wall. • Access from North High Street located on the north side of the building and access from North Blacksmith Lane. • Gravel parking area at the rear. • Site slopes to the east towards the river, and contains several significant trees behind the main structure.
Existing Building and Signs	<p>The existing building has two entrances from High Street, one for each of the existing tenants; and one entrance at the rear of the building located off the existing parking lot.</p> <p>The building contains the following two existing wall signs facing High Street:</p> <ul style="list-style-type: none"> • A six-square-foot wall sign with white text and a maroon background for <i>Java Jan</i>. • A five-square-foot wall sign with white text and a maroon background for <i>Our CupCakery</i>.
Development Approvals	<p>Planning and Zoning Commission April 8, 2010: Conditional use (CU) approved for a 210-square foot patio.</p> <p>Board of Zoning Appeals January 26, 1995: Variance approved for the use of gravel as a paving material for a parking lot expansion.</p> <p>Architectural Review Board December 15, 1993: Exterior and site modification application; exterior modifications were approved but the site modification for the gravel parking lot was tabled.</p> <p>August 24, 1994: Sign modification approved.</p> <p>January 25, 1995: Site modification approved for a gravel parking lot.</p> <p>November 28, 2007: Sign modification approved for a six-square-foot projecting sign.</p>

Facts	
	<p>December 16, 2009: Sign modification approved for two, five square-foot, single-sided wall signs.</p> <p>January 27, 2010: Site modification approved to repair of an existing concrete patio and the installation of an inline storm drain.</p> <p>March 24, 2010: Site modification approved for site amenities for the existing patio, including tables, chairs and umbrellas.</p>

Details		Sign Modifications
Overview of Permitted Signs	<p>Sections 153.159 and 153.161 of the Zoning Code identifies the requirements for permanent signs and signs in the Architectural Review District:</p> <ul style="list-style-type: none"> • Code permits one wall sign per building or use; or one ground sign, but not a combination thereof. • The <i>Historic Dublin Design Guidelines</i> permit a second sign for any business or use with a second entrance onto a parking lot at the rear of the building. • The <i>Historic Dublin Design Guidelines</i> permit all signs to be a maximum of six square feet in size. • All ground signs should be located eight feet from right-of-way. 	
Proposal	<p>The applicant is requesting three signs:</p> <ol style="list-style-type: none"> 1) The addition of a sign panel to the five square foot existing wall sign; 2) A projecting multi-tenant sign, of which there are two design options; 3) A rear multi-tenant wall sign. 	
Primary Identification Sign	<p>The applicant is requesting the use of a wall sign and a ground sign along the front façade of the building; however, Code permits only one sign type.</p>	

Details	Sign Modifications
Front Wall Sign	<p>The applicant is proposing to add a one-square-foot panel directly below the existing five-square-foot 'Our CupCakery' sign. This would meet the <i>Guidelines</i> which permit a maximum sign size of six-square-feet, regardless of the number of tenants. The additional sign panel is to be constructed of a sand-carved HDU material. The proposed colors and font are consistent with the existing tenant signs; white Caston Bold letters with a maroon background. The applicant has not indicated how the sign will be mounted or attached.</p>
Projecting Multi-Tenant Sign	<p>The applicant is proposing a projecting multi-tenant sign, with two different options for locations. Both options have a two-sided six-square-foot maroon sign face, with 6.75-inch by 30-inch aluminum polymetal tenant panels with a white background and maroon letters.</p> <p><i>Option #1</i> consists of a ground mounted two-sided aluminum projecting sign with panels for each tenant. The sign would be attached by an iron mounting bracket painted brown to match the existing trim on the building. The post for the sign is 84-inches high and would be located approximately five feet from the High Street right-of-way on the south side of the patio stone wall. Code states that ground signs must be located eight feet from right-of-way.</p> <p><i>Option #2</i> consists of a wall mounted two-sided aluminum projecting sign with panels for each tenant. The sign would be attached to an iron mounting bracket painted brown to match the existing trim on the building. This sign is proposed to be mounted on the southwest corner of the front of the building.</p> <p>The addition of a multi-tenant projecting sign with the current wall signs is not permitted by Code. The approval of the multi-tenant projecting sign would require the removal of the two existing wall signs.</p> <p>It is Planning's recommendation that the one-square-foot wall sign be approved as it is more consistent and appropriate to the existing signs on the structure and overall sign design. Further, the ground mounted sign is not permitted by the Zoning Code and would require a variance from the Board of Zoning Appeals if sanctioned by the ARB.</p>
Secondary Identification Sign	<p>The applicant is also requesting the use of a rear wall sign. The <i>Guidelines</i> permit a second sign for any business or use with a second entrance onto a parking lot at the rear of the building aside from the primary structure sign type.</p>
Rear Wall Sign	<p>The applicant is proposing a two-panel multi-tenant wall sign, located on the right (North side) portion of the rear door above an existing mailbox. The proposed sign is 2.8-square-feet in size, with each tenant panel at 1.4-square-foot in size. The sign has white letters with a maroon background.</p>

Analysis	Sign Modifications
Process	Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis by Planning based on those criteria.
GENERAL REVIEW STANDARDS	
1) Character and Materials Compatible with Context. Condition 1	Criterion met: The character and materials of the proposed signs are consistent with the existing signs on the building and with other signs in the District. The method of mounting the wall signs was not indicated and will need to be concealed. The mounting brackets for the wall signs be concealed.
2) Recognition and Respect of Historical or Acquired Significance.	Not Applicable
3) Compatible with Relevant Design Characteristics.	Not Applicable
4) Appropriate Massing and Building Form	Criterion met: The size and dimensions of the proposed wall signs are appropriate to the existing structure and do not exceed the permitted maximum square footage.
5) Appropriate Color Scheme	Criterion met: The sign colors are consistent with an historic palette and match the color palette of the existing signs on the structure.
6) Complementary Sign Design Condition 2	Criterion met with conditions: <i>Primary Identification Sign:</i> The applicant's proposal for two primary identification signs is not permitted by the Zoning Code. The proposed front wall sign is consistent and appropriate to the existing signs on the structure. The multi-tenant ground sign is not consistent with the overall sign design and would require the other tenants to remove their existing wall signs. The applicant select the one-square-foot wall sign for their primary identification sign on the front of the building. <i>Secondary Identification Sign:</i> The rear identification sign is consistent with the overall existing sign design and is permitted by Code. The addition of a rear wall sign is an appropriate secondary identification for the entrance from the rear parking lot.
7) Appropriate Landscape Design	Not Applicable

Analysis	Sign Modifications
8) Preservation of archaeological resources	Not Applicable

Recommendation	Approval With 2 Conditions
Sign Modifications	It is Planning's recommendation that the proposed primary identification wall sign and the secondary identification rear wall sign be approved as they meet the requirements of the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> . Two conditions are recommended. The approved recommendation does not include the applicant's proposed ground sign, which is not permitted by the Zoning Code.
Conditions	<ol style="list-style-type: none">1) The mounting brackets for the wall signs be concealed; and2) The one-square-foot wall sign be the primary identification sign on the front of the building.

ARCHITECTURAL REVIEW BOARD – STANDARDS OF REVIEW

The following outlines the full text of the review criteria (summarized above) for all Architectural Review Board applications as outlined in Section 153.174(B) of the Dublin Zoning Code.

(A) *General Character*

- a. The design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity.
- b. Where changes have taken place in the course of time as evidence of the history and development of adjacent or nearby buildings, structures or sites, if these changes are deemed to have acquired significance and would be compromised by the proposed new development, then this significance shall be recognized and respected in the design of the new development.

(B) *Architectural Style*. There are a number of intermixes of architectural styles, as well as a larger number of buildings of such modest nature or so extensively remodeled to effectively lose all architectural importance. It is with reference to the basic architectural character of the key buildings noted above that the need for compatibility in the future construction in the District should be made. Compatibility does not infer imitation, but rather an appropriate design in terms of scale, building materials and detail. The architectural character of the various areas of the District consists mainly of four themes:

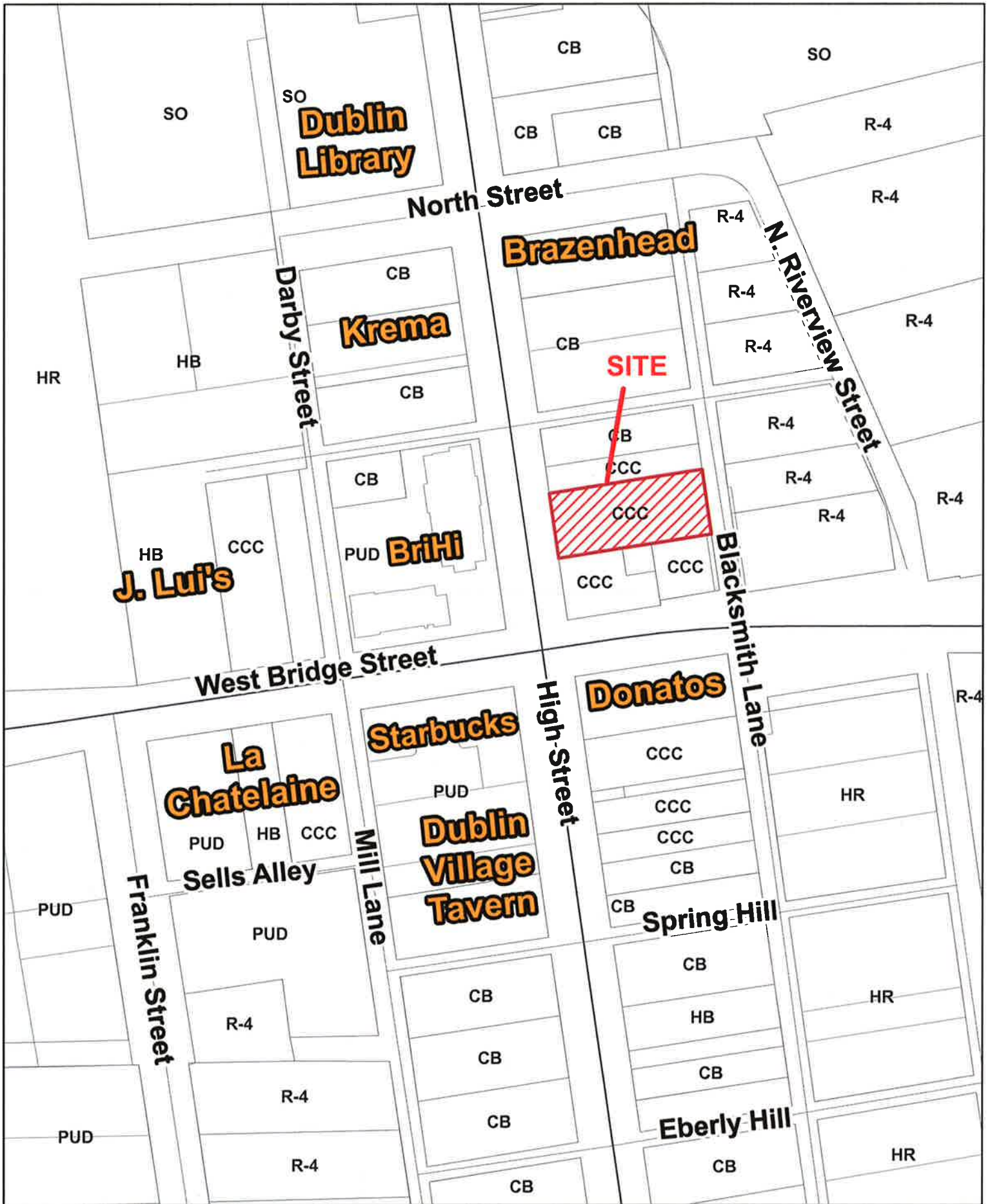
- (a) Simple rectangular commercial buildings with exterior construction of rubble or random Ashlar limestone, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (b) Simple rectangular commercial buildings and outbuildings with exterior construction of frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (c) Residential buildings with exterior construction of rubble or random Ashlar limestone, or red brick laid up in common bond, or frame with horizontal siding and corner trim, mainly of the era of 1820 to 1890.
 - (d) Residential buildings with stone on facades, one to one-half stories, mainly of the era 1950-1970.
- (5) *Massing and Building Form*. Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District. Variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed.
- (6) *Color*. Traditional colors and combinations of those colors that are both identified with the origin or the era in which the structure or property was originally built and approved by the Architectural Review Board shall be used for exteriors for all new structures to be built, and reconstruction, remodeling and exterior maintenance

of existing structures within the Architectural Review District. Fluorescent or luminescent colors are prohibited.

- (7) *Signs.* Signs should be designed to complement the nineteenth century Early American character of the district by incorporating design features common to signs from the 1800s. Materials should complement the architectural character of the District and colors should be consistent with the era of the building. Sign types consistent with the character of the Historic District include wall, projecting, window, awning, and sandwich boards.
 - (8) *Landscaping.* The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. Plant material and methods for installation shall be selected respecting the nature of the urban environment and the survivability and diversity of the plant species. Non-plant material shall be of a type associated with the origin or era in which the structure was originally built. Significant features of the original landscape, e.g., stone walls, shall be preserved.
 - (9) *Archaeological.* Every reasonable effort shall be made to record, protect and preserve archaeological resources affected by, or adjacent to, any project.
- (C) *Alterations to Buildings, Structure and Site.* In addition to the General Review Standards, the following shall be met by applications for alterations to existing buildings, outbuildings, structures, and sites prior to approval of a Board Order.
- (1) Every reasonable effort shall be made to ensure that the use of the property will involve minimal alteration of an existing building, structure or site and its environment.
 - (2) The alteration shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.
 - (3) The distinguishing original qualities or character of a period building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.
 - (4) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.
 - (5) Whereas changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment, if these changes are deemed to have acquired significance, then this significance shall be recognized and respected.
 - (6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
 - (7) Significant architectural features which have deteriorated should be repaired rather than replaced, wherever possible. In event replacement is necessary, the

new material should match the material being replaced in composition, design, color, texture and other visual qualities whenever possible. Repair or replacement of architectural features should be based on accurate duplication of the feature, and if possible, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (8) The surface cleaning of structures, if provided as part of the application, shall be undertaken with methods designed to minimize damage to historic building materials. Sandblasting and other cleaning methods that will damage the historic building materials should be avoided.
- (D) *Additions to Existing Buildings, Structures, and Site.* In addition to the General Review Standards, the following shall be met by applications for additions to existing buildings, outbuildings, structures, and site prior to approval of a Board Order.
- (1) Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.
 - (2) Contemporary design for additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural or cultural materials, and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Roofline additions are discouraged or should be placed and designed to have the least amount of visual impact.
 - (2) Additions should be clearly distinguishable from the original structure by keeping additions at a smaller scale where appropriate or other similar measures. The intent of an addition should be that if the additions or alterations were removed the essential form and integrity of the original structure would be unimpaired. Additions should generally be located to the rear of the original building so that the most significant and visible faces of historic properties are given priority. Additions to the front should be clearly separated from the original building and simplified in design to not detract from the historic aspects of the structure.
 - (3) All buildings, structures and sites shall be recognized as products of their own time. Additions with no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.

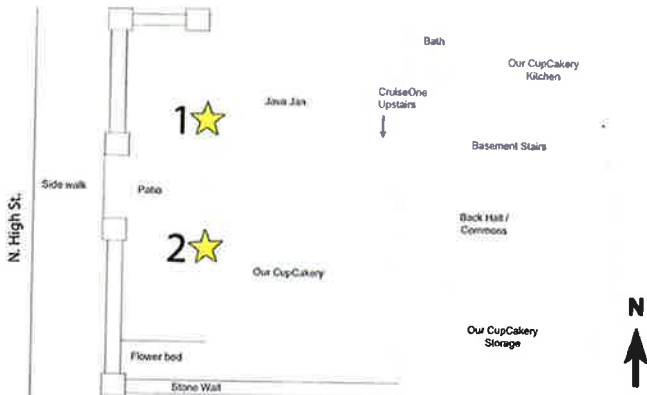


Previously Approved Signs

#1

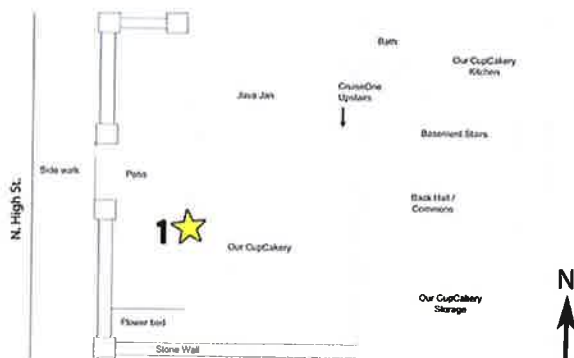
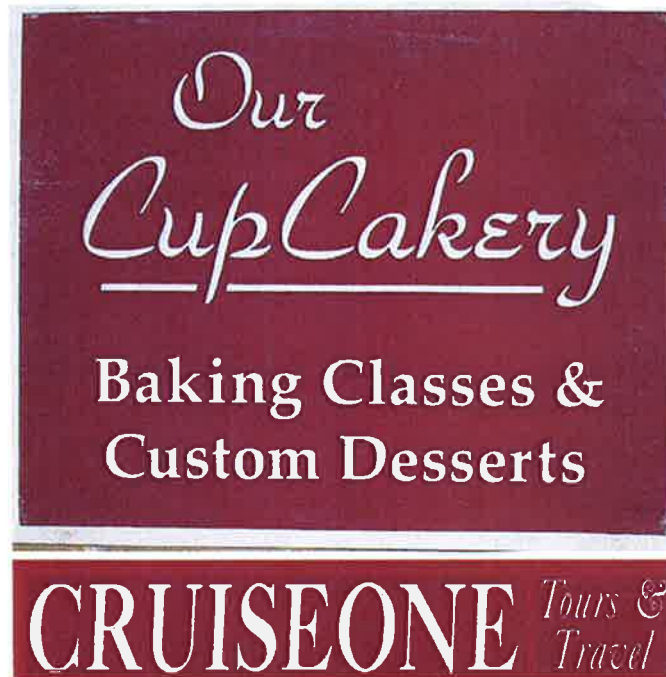


#2



11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Primary Identification Signs: Wall Sign



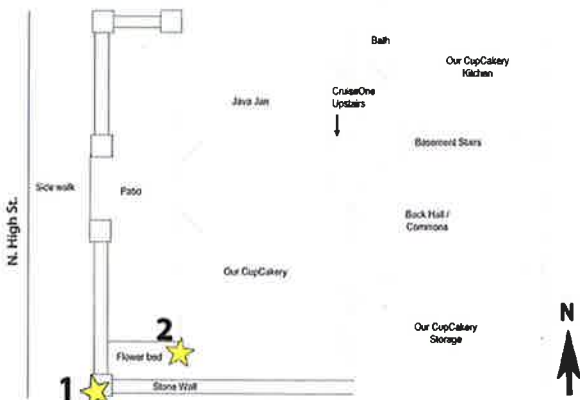
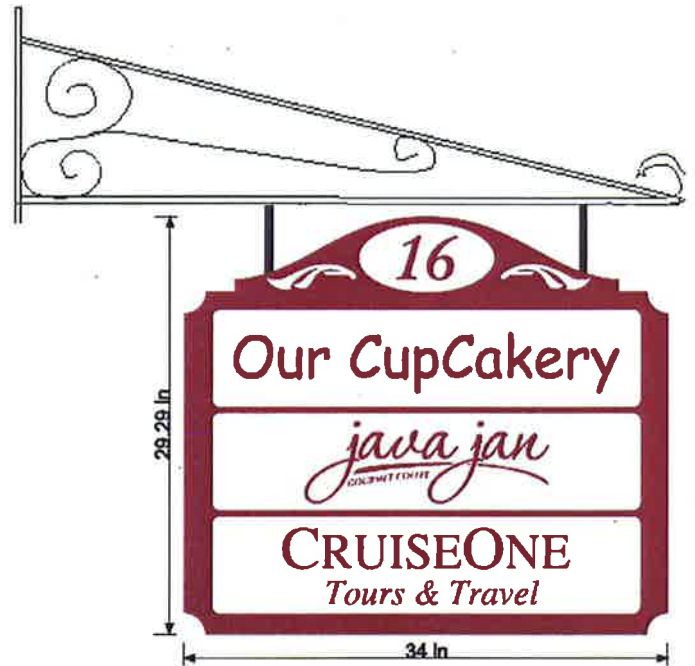
11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Primary Identification Sign: Multi-tenant Sign

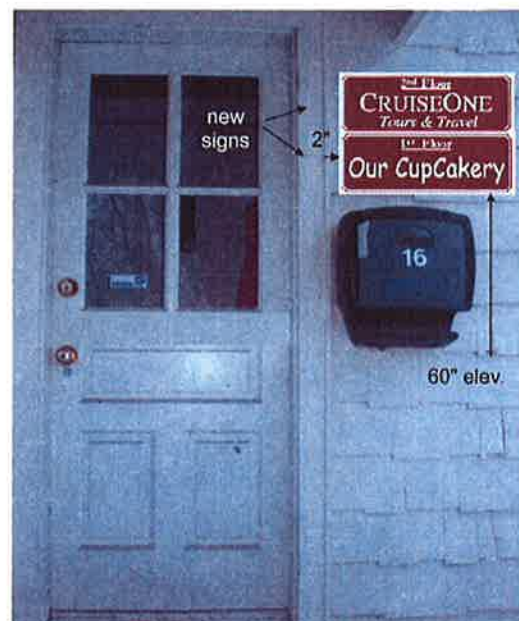
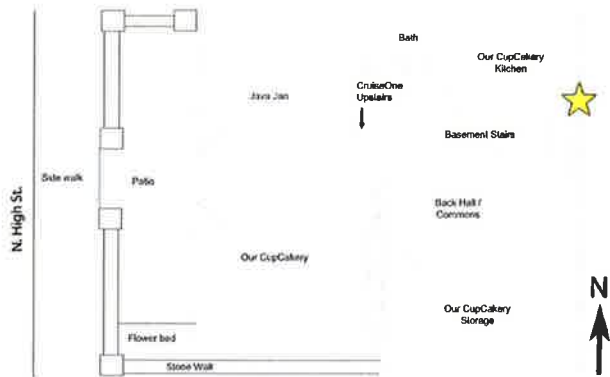
Option #1



Option #2



Secondary Identification Sign





PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

APRIL 8, 2010

CITY OF DUBLIN

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Creating a Legacy

The Planning and Zoning Commission took the following action at this meeting:

3. Our CupCakery 10-012CU 16 North High Street Conditional Use

Proposal: A 210-square-foot patio for an historic building, located on the east side of North High Street, approximately 100 feet north of the intersection with Bridge Street in the Historic District.
Request: Review and approval of a conditional use under the provisions of Code Section 153.236.
Applicant: Linda Kick, Owner.
Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect.
Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: To approve this Conditional Use application because it complies with the review criteria with two conditions:

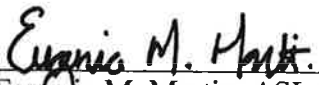
- 1) All patio amenities be removed by the tenant if the tenant vacates this space and is not replaced with another use that would utilize the patio; and
- 2) All patio furniture be stored during off-season at an off-site location.

*Linda Kick agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Conditional Use application was approved.

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

Note: A Certificate of Zoning Plan Approval for a conditional use must be issued within one year of Planning and Zoning Commission approval, or the approval expires.

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

Ms. Kramb said she disagrees with Planning that two stacking spaces was okay at the fuel station, she supports Code and if the applicant can provide information that traffic volumes will not go up that much she might decrease it but not down to two, but maybe four.

Mr. Fishman said that Mr. Hardts' point is well taken and would not support a big box and the elevations needs designed to represent small shops and not a Giant Eagle.

Mr. Hale said he would like to table this application.

Motion and Vote

Mr. Walter made a motion to table these Rezoning with Preliminary Development Plan/Final Development Plan applications at the request of the applicant.

Mr. Fishman seconded the motion.

The vote was as follows: Ms. Kramb, yes; Mr. Zimmerman, yes; Mr. Taylor, yes; Ms. Amorose Groomes, yes; Mr. Hardt, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0.)

3. Our CupCakery 10-012CU

16 North High Street Conditional Use

Ms. Amorose Groomes introduced this application regarding a 210-square-foot patio for a historic building, located on the east side of North High Street, approximately 100 feet north of the intersection of Bridge Street in the Historic District. She swore in those intending to speak in regards to this case including the applicant, Linda Kick and City representatives.

Ms. Amorose Groomes indicated there was no need for a presentation and asked if there was anyone from the general public that would like to speak with regards to this case. [There were none.]

Ms. Amorose Groomes said there were two conditions and amended condition number two to include "at an off-site location".

Linda Kick agreed to the conditions as amended.

Motion and Vote

Mr. Walter made a motion to approve this Conditional Use application because it complies with the review criteria with two conditions:

- 1) All patio amenities be removed by the tenant if the tenant vacates this space and is not replaced with another use that would utilize the patio; and
- 2) All patio furniture be stored during off-season at an off-site location.

Mr. Fishman seconded the motion.

The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Mr. Taylor, yes; Mr. Zimmerman, yes; Ms. Kramb, yes; Mr. Fishman, yes; and Mr. Walter, yes. (Approved 7 – 0.)

**4. The Offices at Wilcox Place – All R Friends
10-013CU**

**5950 Wilcox Place
Conditional Use**

Ms. Amorose Groomes introduced this application regarding a 3,488-square-foot educational and training service facility for disabled adults within an existing office building zoned SO, suburban Office and Institutional District, located on the west side of Wilcox Road, approximately 700 feet south of Shier Rings Road.

Ms. Amorose Groomes indicated there was no need for a presentation and asked if there was anyone from the general public that would like to speak with regards to this case. [There were none.] She swore in those intending to speak in regards to this case including the applicant and City representatives.

Motion and Vote

Mr. Taylor made a motion to approve this Conditional Use application because it complies with the review criteria as submitted.

Mr. Walter seconded the motion.

The vote was as follows: Mr. Zimmerman, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Walter, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

Ms. Amorose Groomes adjourned the meeting at 10:21 p.m.

As approved by the Planning and Zoning Commission.



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MARCH 24, 2010

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

1. Our CupCakery 10-011ARB 16 North High Street Site Modifications

Proposal: Site amenities for a patio for an historic building located on the east side of North High Street approximately 100 feet north of the intersection with Bridge Street in the Historic District.
Request: Review and approval of site modifications under the provisions of Code Section 153.170 and the *Historic Dublin Design Guidelines*.
Applicant: John Kilbury, owner; represented by Linda Kick
Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect
Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: Denise Franz King made a motion, seconded by Robert Schisler, to approve this Architectural Review Board application because the proposal meets the *Historic Dublin Design Guidelines* and requirements of the Zoning Code, with the following two conditions:

- 1) The applicant obtains a conditional use approval from the Planning and Zoning Commission prior to using the patio; and
- 2) The umbrella be 7-foot 6-inch diameter in size, either a market or patio/garden style, and the color of the shade be emerald green.

* Linda Kick agreed to the above conditions.


VOTE: 4 – 0.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

**1. Our CupCakery
10-011ARB**

**16 North High Street
Site Modifications**

Eugenia Martin presented this request for review and approval of site amenities for a patio for an historic building in the Historic District. She said the applicant intends to use the existing courtyard as a patio, which will require conditional use approval from the Planning and Zoning Commission. She said this application pertains to the proposed patio amenities including 28-inch square black wrought iron bistro-style tables, Chelsea black wrought iron chairs, and 6-foot diameter wood market-style umbrellas. Ms. Martin said the proposed color for the umbrella shade is berry, which compliments the sign colors for the businesses. She said the style of the proposed patio amenities is consistent with other approved amenities in the District.

Ms. Martin said at the January 27, 2010 Board meeting, the amenities were discussed. She said the Board was concerned the table size, quantity of chairs, and the umbrella size would not fit in the space and would be out of proportion with the building. She said the Board requested the applicant return with the number of tables, chairs, and umbrellas and their locations. She presented a plan indicating the proposed fire egress area, which was another concern of the Board. She said the fire egress area separates the 7-foot by 30-foot patio area into two spaces and each space would include two tables, six chairs, and one umbrella. Ms. Martin said the 2006 International Building Code requires a clear aisle width of 19 inches for assembly seating, but is not applicable to outdoor spaces. She said the applicant worked with Planning to ensure the chairs and tables could be laid out in such a manner to meet those guidelines which addresses the Board's concern about maneuverability.

Ms. Martin said after the Planning Report was distributed, the applicant provided images depicting three different umbrella sizes and two different shade styles. She pointed out the information was provided to the Board members at the beginning of the meeting. She said they would review the different attributes of the umbrellas beginning with size and then style. She presented photographs of the 6-foot diameter, 7-foot 6-inch diameter, and 9-foot diameter umbrellas. Ms. Martin pointed out if the 9-foot diameter umbrella was fully extended, it would project out into the pedestrian pathway.

Ms. Martin said the application identifies the proposed umbrellas as market-style which references the type of umbrellas typically used at outdoor markets and cafés. She said the distinct feature of market umbrellas is the absence of hanging valances around the edge. She said another feature of market umbrellas is the additional crown of fabric at the top which allows wind gusts to escape through the top.

Ms. Martin said the applicant has expressed an interest in using a patio or garden-style umbrella instead of the market-style proposed in the application. She said a patio/garden-style umbrella typically has hanging valances around the edge and presented an image. She said the applicant is also requesting a change in the shade color of the umbrella from the proposed berry color, to an emerald-green color, similar to the color of the 7-foot 6-inch diameter umbrella shown earlier.

Robert Schisler said since one umbrella was being used on each side and towards the end of the patio, he thought the style and color of the 7-foot 6-inch diameter umbrella would fit.

Denise Franz King asked if umbrella styles were suggested in the *Guidelines*. Ms. Martin said the *Guidelines* do not speak to umbrella styles. She said however, the approved umbrella styles at Brazenhead and Tucci's are a market-style.

Mr. Schisler asked if the emerald green shade shown in the image was the actual color because it looked darker than the color in the additional packet information.

Linda Kick, the applicant, confirmed the photograph showed the actual emerald green umbrella and said they preferred the umbrella in emerald green to contrast with the building, rather than trying to match the signs or roof.

Mr. Schisler said he did not care which style was used. He pointed out the Java Jan sign could be read easier with the market-style umbrella.

Gene Antauer, co-owner of Java Jan's, stated the patio/garden-style was his wife's preferred umbrella style because she liked the hanging valances.

Ms. Martin clarified the Board was discussing an alteration of the umbrella proposed in the application and would require a condition in their final motion.

Motion and Vote

Denise Franz King made a motion, seconded by Robert Schisler, to approve this Architectural Review Board application because the proposal meets the *Historic Dublin Design Guidelines* and requirements of the *Zoning Code*, with the following two conditions:

- 1) The applicant obtains a conditional use approval from the Planning and Zoning Commission prior to using the patio; and
- 2) The umbrella be 7-foot 6-inch diameter in size, either a market or patio/garden style, and the color of the shade be emerald green.

Linda Kick, the applicant agreed to the above conditions.

The vote was as follows: Mr. Currie, yes; Mr. Karrer, yes; Mr. Schisler, yes; and Ms. King, yes. (Approved 4 – 0.)

Mr. Currie adjourned the meeting at 7:12 p.m.

As approved by the Architectural Review Board.



CITY OF DUBLIN

Land Use and
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JANUARY 27, 2010

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

- | | |
|--|--|
| 1. 16 North High Street
09-116ARB | 16 North High Street
Site Modifications |
|--|--|

Proposal: Repair an existing concrete patio, install an inline storm drain and patio amenities for an historic building located on the east side of North High Street, approximately 100 feet north of the intersection with Bridge Street in the Historic District.

Request: Review and approval of site modifications under the provisions of Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: John Kilbury, JC Land Company

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made a motion, seconded by Carl Karrer, to approve this Architectural Review Board application with three conditions:

- 1) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better;
- 2) That the applicant obtain a Certificate of Zoning Plan approval and a conditional use approval prior to using the patio; and
- 3) That the patio amenities be resubmitted to the Architectural Review Board for approval at a later date.

* John Kilbury agreed to the above conditions.

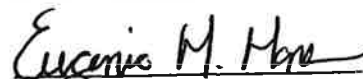
VOTE: 3 – 1.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

William Souders	No
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Absent

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

11-002ARB
Sign Modifications
CruiseOne Tours and Travel
16 North High Street

1. **16 North High Street**
09-116ARB

16 North High Street
Site Modifications

Chair William Souders swore in those who intended to speak in regards to this case including the applicant, John Kilbury and City representatives.

Eugenia Martin presented this request for review and approval for site modifications on the west side of an existing 1½ story building. She said the modifications requested are the repair of an existing concrete patio, patio amenities, and the installation of a channel drain.

Ms. Martin said an existing channel drain was located in front of the southern door. She said historically, the site has experienced drainage issues, and the District-wide 2003 and 2004 storm water improvements helped alleviate those issues. She said at the time, the owner was made aware of additional onsite modifications which could be done, including yard drains and the channel drain. Ms. Martin said during the replacement of the courtyard material, the applicant relocated the channel drain to between the two historic stone columns. She said the installation of the channel drain damaged the northern stone column base and Planning recommends this column be repaired to preconstruction condition.

Ms. Martin said the building tenants intend to use the existing courtyard as a patio which will require a conditional use approval from the Planning and Zoning Commission. She described the proposed patio umbrellas, black wrought iron tables, and chairs which are consistent with previously approved patio amenities in the District.

Ms. Martin reported the existing patio material does not meet the intent of the *Dublin Historic Design Guidelines* and Planning recommends the patio material be constructed of stone or brick. She said patios in the District are either brick or pavers. She said Planning's analysis is concrete is out of character for the District, as well as the structure.

Ms. Martin said based on Planning's analysis, the intent of the Historic Dublin Design Guidelines may be met with the following three conditions:

- 1) That the patio material be changed to stone or brick to be more consistent with the intent of the *Guidelines* and complement other patios in the immediate vicinity;
- 2) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better; and
- 3) That the applicant obtain a Certificate of Zoning Plan Approval and a conditional use approval prior to using the patio.

Tom Currie asked how it was determined the concrete patio had purposely been cracked to make it appear like stone. He said it looked like they replaced a cracked and crumbling concrete patio. Mr. Currie referred to the *Guideline* that patios may be constructed of concrete or brick, and noted that the Code stated patios should be brick or stone. He asked if approved with Condition 1, would the applicant have to remove the exiting concrete and replace it with stone or brick.

Ms. Martin said the *Guidelines* state patios should be made of concrete or brick, and there have been many discussions about what would be appropriate in the District. She said Planning

looked at patios approved in the District and the patios for Tucci's, J Lui's, Oscar's, Dublin Village Tavern, La Chatelaine, and the proposed patios at the Bridge and High Development all consist of either brick, pavers or stone. She said a concrete patio would be out of character for what has been done in the District.

Ms. Martin said unfortunately, if the courtyard is approved with Condition 1, the existing concrete would have to be removed. She said Planning explored of the use of brick veneer on top of a concrete base, but it would add an additional inch, which means the doors would not be functional.

Mr. Schisler said he understood the *Guidelines* saying concrete, but there were many ways to install concrete in the character of a historic district. He asked if a stained concrete was considered.

John Kilbury, JC Land Company, the applicant/owner said he was not aware coloring of concrete could be done after the fact, but he could look into it. He said he was willing to cut expansion lines in the concrete. Mr. Kilbury presented a photograph of the patio. He said he had owned the property since 1961 and the concrete was not intentionally cracked.

Mr. Currie asked how long ago the new patio concrete had been poured. Mr. Kilbury said about three months ago. He said they repaired the courtyard by patching it, but they thought it was still too uneven and there might be liability or snow removal issues. He said they felt they were changing like materials with like materials.

Mr. Kilbury said the installed channel drain addressed the water issues. He said after many meetings with Ron Whittington, Paul Hammersmith, and Jay Herskowitz regarding the water drainage problem, he moved the original channel drain to between the columns as verbally advised.

Mr. Souders asked why the channel drain was not originally cut to fit between the columns. He suggested a piece of stone to fill the void in the stone column.

Mr. Souders said concrete can be cut with a small hand-held drill with a diamond-tip blade. He said he did not have a problem with a brick pattern that is saw cut and either leave the joints open or caulk them, even a different color. He said he was open to providing an alternative to replacing it with real stone or brick if saw cutting joints is a less expensive option.

Mr. Kilbury suggested saw cutting a square pattern to look like a tile. Mr. Souders suggested measuring the consistent width of the patio and divide it into equal parts. He said 24 inches was too large. He said he did not mind the color if cut into a smaller module. He said if that was cost prohibitive, then the other option was removing the concrete and installing bricks or pavers.

Mr. Kilbury presented photographs of other concrete patios in the District. Ms. Martin pointed out some of the photographs of the patios were associated with structures not listed on the National Register of Historic Places and they dated more to the 1950s or 1960s concrete block type structures. She said this is a historic structure, built in 1832, and the stone walls were on the National Register and the Ohio Historic Inventory. She said the OHI certificate notes a courtyard, but the material was not identified.

Ms. Martin said the City had no problem with saw cutting the concrete. She believed there was a way to achieve the look of a tile or a 12-inch by 12-inch paver by saw cutting and the concrete can be colored with an acid color wash product called Lithocrete.

Mr. Souders asked Mr. Kilbury if he was in agreement, if it ended up being a reasonable alternative, to saw cut the concrete and take the cuts to the face of the building face and stone wall, and not leave them short.

Mr. Souders agreed with Planning the intent, historically, is to have a paver look, which can be achieved by removing the concrete and installing pavers or by saw cutting the existing concrete. He said other Board members had expressed a way to etch some color into it, but the color was not as critical to him once the pattern is there. He said a different color grout could be injected into the saw cut joints.

Mr. Kilbury reiterated the patios he presented showed similarly-sized concrete patios. He pointed out J Lui's had a brushed concrete patio. Ms. Martin presented a photograph of J Lui's approved front patio that consists of pavers. She said Mr. Kilbury's photograph of a concrete patio at J Lui's was a walkway from the main public sidewalk to the entrance to the building.

Linda Kick, 7274 Rosegate Place, said as part of the lease agreement, she required the courtyard be repaired because it was breaking apart. She said they wanted to follow the *Guidelines* by replacing with like material and concrete was an approved material. She said they were trying to put the patio back in the exact same condition and not change the look and feel of the building.

Mr. Currie referred to Zoning Code Section 153.182 – Materials, all new structures and all reconstruction or remodeling of existing structures within the Architectural Review District shall utilize natural traditional exterior materials such as brick, stone, masonry, and wood. He said the Board had approved many materials beyond that.

Denise Franz King suggested there may be an issue if the Board was not clear among themselves what guidelines they provide for the public because it makes it hard on the public. She said she learned by serving on the Board that details do matter, and details, when taken as a whole, are what make the Historic District so special.

Ms. King said her position was it was replacing like with like and the document given to those who live and work in the Historic District states concrete is okay. She said she would prefer pavers or brick or to have it cut to look like that.

Ms. King said at this point, given how closed off from public view this patio is by virtue of the stone wall, and given like material was replaced with like, at a minimum, what should be done in this case is the concrete should be cut so it breaks properly and does not end up looking like the former concrete, that the stone wall should be repaired, and a Certificate of Zoning Plan Approval should be obtained.

Carl Karrer said the choice of material was the same as the past and was acceptable, but he was not sure the past material was appropriate because it broke. He asked what the slab thickness was and what the slope was.

Mr. Kilbury said the previous concrete that was intentionally broken was only one inch thick in places. He said this is at least four inches thick all with steel rebars and there was a positive slope from the building side to the street side.

Mr. Karrer pointed out this building was in a location where a lot of people will see it. He said he would be pleased to see either slate-like or tile-like pavers, but that was not a requirement. He said he was satisfied this slab will not give the kind of problems the earlier slab did.

Mr. Karrer asked how many tables and chairs are proposed. Ms. Kick said the intent was to have a total of four tables, two on each side, and two umbrellas, one on the farthest north side and one on the farthest south side. Ms. Kick said they are requesting 16 chairs, but do not expect to need them all.

[Ms. King excused herself from the meeting.]

Mr. Currie noted the drawing showed the courtyard as 7 feet wide by 30 feet long and the umbrellas were 7 ½ feet in diameter. Ms. Kick said the patio umbrellas may extend over the stone wall a little or they may change to a six-foot diameter umbrella. She asked for advice.

Mr. Souders did not think any umbrellas were appropriate for the small area because the space was too narrow. He said any kind of umbrella would overpower the context of the building. He said there needed to be fire egress to the public way.

Mr. Schisler suggested considering a bench and corner table.

Mr. Souders summarized the Board's discussion. He said the Board was divided on the interpretation of the intent of the *Guidelines* mentioned in Condition 1. He said Conditions 2 and 3 were acceptable. He said he would like to see a photograph of how an umbrella would look in the space as well as new drawings showing how the furniture would be configured on the patio. He asked the patio amenities be withdrawn from this application.

Mr. Schisler agreed with Ms. King the concrete courtyard was repaired with concrete. He said the stone column had to be fixed.

Mr. Currie said he also agreed with Ms. King the concrete did not need to be removed and replaced, however he preferred it would be scored and made to look more like pavers.

Mr. Karrer said he felt the concrete should be considered in compliance with the *Guidelines*. He said the effect of the drain on the stone column must be repaired. He said he supported the approval of the application. He suggested a tabling of the amenities so the Board can see how they would affect the appearance of the front of the building and give Ms. Kick a chance to see what fits the space. Mr. Karrer asked for Planning's comments.

Ms. Martin said with applications such as this, Planning reviews and makes recommendations as if the work has not been done. Ms. Rauch said that Planning used the information they had to make their recommendation, but if the Board understands this to be a repair, the first condition could be eliminated.

Mr. Souders said his only concern was applicants have access to all the information needed. Ms. Martin said the two documents necessary are available online on Dublin's webpage or by contacting Planning.

Motion and Vote

William Souders made a motion, seconded by Carl Karrer, to approve this Architectural Review Board application with three conditions:

- 1) That the historic stone column damaged during installation of the channel drain be restored to pre-construction condition or better;
- 2) That the applicant obtain a Certificate of Zoning Plan approval and a conditional use approval prior to using the patio; and
- 3) That the patio amenities be resubmitted to the Architectural Review Board for approval at a later date.

John Kilbury agreed to the above conditions.

Mr. Souders clarified the patio furniture will come back to the Board with an appropriate plan that shows how many tables, chairs, and umbrellas are being requested and their location.

Ms. Kick agreed.

The vote was as follows: Mr. Currie, yes; Mr. Schisler, yes; Mr. Karrer, yes; and Mr. Souders, no. (Approved 3 – 1)



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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

DECEMBER 16, 2009

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

1. **Our Cupcakery / Java Jan** **16 North High Street**
09-101ARB **Sign Modifications**

Proposal: Two wall signs for two new businesses located at 16 North High Street. The 0.27 acre site is located on the east side of North High Street, north of the intersection with West Bridge Street, in the Historic District.

Request: Review and approval of sign modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Linda Kick, Owner of Our CupCakery; Janet Antauer, Owner of Java Jan

Planning Contact: Eugenia M. Martin ASLA, Landscape Architect

Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made a motion, seconded by Tom Currie, to approve this Architectural Review Board application with five conditions:

- 1) That the wall signs be located adjacent to each of the respective business entrances and located six inches below the door header and six inches from the door jamb, to the nearest mortar joint;
- 2) That the attachment of the signs be in the mortar joints and be concealed;
- 3) That the existing decorative bracket above the north door be removed and the mortar joints be repaired;
- 4) That the applicant use the proposed alternative light fixture in lieu of the existing gooseneck fixture in its existing location; and
- 5) That a sign permit be obtained for each sign prior to installation.

*Linda Kick, agreed to the above conditions.

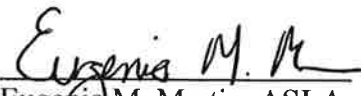
VOTE: 4 – 0.

RESULT: This Architectural Review Board application was approved.

RECORDED VOTES:

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

STAFF CERTIFICATION


 Eugenia M. Martin, ASLA
 Landscape Architect

11-002ARB
 Sign Modifications
 CruiseOne Tours and Travel
 16 North High Street

Tom Currie asked the next steps to select an artist for the Karrer Barn – Art in Public Places project and the Board's role in the process. Ms. Martin indicated she would contact Sara Ott for an update. William Souders said at the last Council meeting, it was indicated the process would be slowed and the design process would begin in 2010 as opposed to being fully implemented by the 2010 Bicentennial.

Mr. Souders briefly explained the rules and procedures of the Board. He swore in those who intended to speak in regards to any of the cases on the Agenda, including the applicants, their representatives, and City representatives.

**1. Our Cupcakery / Java Jan
09-101ARB**

**16 North High Street
Sign Modifications**

Eugenia Martin presented this request for review and approval of sign modifications for two businesses. She said the sign modifications are proposed to be on the North High Street façade of the building. She explained the signs are proposed to be located in the blank area between the two business entry doors and the existing gooseneck light would be relocated to highlight both signs. Ms. Martin said the bottom of the signs would be eight feet, six inches from grade, which meets Code. She said the signs are both five-square feet in size and made of 1 ½-inch thick high-density urethane. Ms. Martin explained the signs will be attached to the building with stainless steel screws and nylon anchors located in the mortar joints.

Ms. Martin said the 'Our Cupcakery' sign was previously approved in February 2007 for the applicant's former location at 119 South High Street. She said the font is Caslon 550 Italic and the tag line is Palatino. She said the 'Java Jan' sign font is Commercial Script and the 'Gourmet Coffee' text is Lucida Sans. Ms. Martin said the background of the signs would be sandblasted away, leaving a raised text and border and. She said the background would be painted Rookwood Red while the text and border would be painted Immoderate White. Ms. Martin said the applicant is proposing to use the existing 21 ½-inch tall gooseneck light fixture, but has provided an alternate 10¼-inch tall fixture with a similar warehouse shade but with a lantern style mounting.

Ms. Martin said the proposed location for the signs was selected due to a conflict with an existing gutter. She said the design of the building, with two separate entrances, architecturally calls for each sign to be located above the doors and Planning recommends the signs be relocated to that location. She said the relocated light fixture would block the views of the signs and Planning recommends the applicant use the alternative light fixture. Ms. Martin said the applicant indicated the electric supply to the light fixture would be on the exterior of the building through a stone-colored conduit. She said Planning recommends all electric be run internally to the building to not alter the architectural character of the structure.

Ms. Martin said the proposed signs have been reviewed by Planning for compliance with the preservation and character of the Historic District, the Historic Dublin Design Guidelines, and the Zoning Code. She said size, scale and design compatibility have great impact on the building and the District and Planning recommends approval with the following six conditions:

- 1) The location of the wall signs be above the respective business entrance into the building and that the downspout above the south door be adjusted to accommodate a sign and light fixture;
- 2) The attachment of the signs be in the mortar joints;
- 3) The existing decorative bracket above the north door be removed and the mortar joints be repaired;
- 4) The applicant use the proposed alternative light fixture in lieu of reusing the existing gooseneck fixture and that each sign be individually illuminated;
- 5) The power supply to the light fixtures be located on the interior of the building, the existing gooseneck light fixture and junction box removed, and the area repaired; and
- 6) A sign permit be obtained for each sign prior to installation.

Robert Schisler asked if the stainless steel screws would be placed through the sign faces or would there be a bracket on the back of the signs. Ms. Martin said Planning recommends they be placed on the back of the sign.

Linda Kick, the applicant, said the challenge was the downspout which needs to be at a 45-degree angle if the southern sign is moved further to the right. She said there was only six inches to move the downspout over so it does not block the window.

Mr. Souders asked if the downspout emptied out onto the sidewalk. Ms. Kick said the downspout went to the far end of the building into another downspout and then another downspout. Mr. Souders suggested the downspout be put straight down between the doors since the light was being moved.

Mr. Schisler asked if there was an eight-foot Code restriction for wall-mounted signs, or could they be lower. He said if the signs were lowered, it would make it easier to deal with the gutter. Ms. Martin agreed the wall sign could be brought down so that the bottom is even with the top of the header above the door.

Mr. Souders confirmed the Code did not state that a wall mounted sign had to be eight feet; it just had to be a minimum of four feet. He suggested the sign be put to the left and right sides of the doors, down lower, below the header. Mr. Souders said the bottom of the sign would be around five feet. Ms. Kick asked if the bottom should start at about five feet. Mr. Souders said the top was more critical and it needed to be right below the wood header at the nearest mortar joint.

Denise Franz King said from the standpoint of a customer, some of the signs in the Historic District have ended up being too high. She said when you are looking at the shop, sometimes the signs are missed and the lower height would address the visibility, which then promotes business health as well as being architecturally in accord with the Guidelines.

Mr. Currie asked if they were going to use the existing light. Ms. Kick agreed to not move the existing lamp between the doors and stated the existing light fixture was broken after only six months. She asked if there was an objection to replace it with the proposed alternate light fixture. Mr. Souders, Mr. Currie, and Mr. Schisler agreed to the alternate light fixture being used.