



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

May 15, 2014

Minor Project Review

14-043ARB-MPR – BSC Historic Core District

113 S. High Street

This is a request for modifications to building, trim and roof colors, and the installation of a new 8-square-foot sign for an existing commercial building on the west side of South High Street, between Pinney Hill and John Wright Lane. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Tuesday, May 6, 2014

Date of ART Recommendation

Thursday, May 15, 2014

Date of Architectural Review Board Determination

Wednesday, May 21, 2014

Case Managers

Jennifer M. Rauch, AICP, Senior Planner | (614) 410-4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	New building, trim, and roof colors and the installation of an 8-square-foot projecting sign for an existing commercial building.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	113 North High Street
<i>Property Owner</i>	U Crew Holdings LLC, Kelly Burke and Mark Farnham
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us

Historic Context

The site has an existing one-story, gable structure oriented to South High Street which is listed on the National Register of Historical Places. The structure was constructed in the 1870s as a residence, and also used as a tavern. The structure is clad with white asbestos siding and green shutters, and a green metal roof. To the rear of the structure is a one-car, detached garage and gravel parking for patrons with access from Mill Lane. The site is relatively flat with significant trees in front of and behind the main structure.

Application Contents

The applicant is proposing to repaint the siding, trim, doors and roof in a new color scheme; and install an 8-square-foot projecting sign along the east elevation, under the existing porch that fronts South High Street.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning & Building Standards

Building Color

The structure is clad with white asbestos siding and green shutters, and a green metal roof. The applicant is proposing to repaint the existing structure with the following color scheme:

Main Body:	Needlepoint Navy
Trim:	Classic Light Buff
Doors:	Antiquarian Brown
Roof:	Roycroft Pewter

The *Historic Dublin Design Guidelines* states that color use varied with time. Early- and mid-19th century buildings were often painted white, but fairly bright colors such as red, blue, yellow, dark green and even orange were used, sometimes as body colors for buildings and sometimes as trim. After about 1860, typical colors included greens, reds, oranges, browns, and olives that were fairly dark and rich. The body color was usually lighter, with trim painted in

darker compatible colors; sometimes the opposite was true. Color patterns were simple, usually with only two different colors used on a building.

In the years between about 1880 and 1900, when architectural designs became more complex and included more ornamental elements, the use of color followed suit. Three colors combined on a single building became more common, and there was a re-introduction of lighter colors such as pale yellow or light green that had seen less use during the 1870-1880 period. When combined with darker colors, this created a more varied visual effect that complemented the generally more complex building designs. Blues and greys saw some use as trim colors but generally were not used as body colors.

The Ohio Historic Inventory establishes the date of construction for the 113 S. High Street structure as the 1870s. Based upon this and the recommendations outlined in the *Guidelines*, Planning and Building recommend the proposed body and trim color be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim.

§153.065(H) – Signs

The proposed projecting sign consists of a single, wooden panel with two individual sign panels for each user. The applicant has indicated the overall sign area will meet the 8-square-foot requirement, but revised sign details will need to be provided. The proposed sign colors include two different text colors for each panel; Rookwood Red and Commodore Blue on a white background; which not match or complement the proposed building color scheme. Planning recommends the sign colors be revised to incorporate the proposed building color scheme.

Proposed Projecting Sign			
Permitted		Proposed	Requirement
Number/ Type	A combination of two different sign types, including ground signs and building-mounted signs, are permitted for each street facing building façade or frontage.	One projecting sign	Met
Size	Max. of 8 sq. ft.	8 sq. ft.	Met with condition
Location	Within 6 ft. of the principal entrance; Not extend more than 6 ft. from the face of the structure; maintain 8 ft. clearance above the sidewalk.	Under the existing porch fronting South High Street; flush with the face of the porch; does not extend over a sidewalk.	Met
Colors	3	3 total (white, red, blue); white background; red and blue copy and secondary image	Met with condition
Height	15 ft., not extending above the roofline	Approximately 5.5 ft. from grade to the top of sign	Met

Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Administrative Review Team

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met with conditions. The proposed sign appears to be consistent with the Zoning Code requirements for signs in regard to location, height, and design; however, the applicant will be required to submit a revised sign details clarifying the specific sign dimensions to meet the 8-square-foot requirement and modifying the proposed sign colors to better coordinate with the proposed building color scheme.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion met with condition. The proposed sign will help support a lively pedestrian environment in the Historic District. The proposed aesthetic modifications to the existing building will help create an enhance streetscape along South High Street. However, based on the age of the structure and the recommendations for the era of the structure of the *Historic Dublin Design Guidelines*, Planning and Building recommend the proposed body and trim color be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with three conditions.

- 1) A revised sign detail be submitted clarifying the specific sign dimensions to meet the 8-square-foot area requirement.
- 2) The proposed sign colors be modified to better coordinate with the proposed building color scheme.
- 3) The proposed body and trim colors be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim to meet the *Guidelines*.