



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, June 12, 2014

Date of Architectural Review Board Determination

Wednesday, June 25, 2014

Case Managers

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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>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

Update

The Administrative Review Team reviewed the initial application on May 15, 2014 and expressed concerns about the proposed color scheme for the existing structure. The ART recommended the proposed color scheme be modified to incorporate a lighter color for the main structure with a darker, compatible color for the trim. This was recommended to allow the building's color scheme to meet the *Historic Dublin Design Guidelines* based on the age of the structure and the recommendations for the era of the structure. The applicant requested a time extension to address the ART's concerns and has revised the submission.

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 existing 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 Structure and Trim:	Sherwin Williams Porcelain
Roof and Shutters:	Restoration Hardware Flint
Doors:	Benjamin Moore Van Buren Brown

The *Historic Dublin Design Guidelines* states color use varied with time. Early- and mid-19th century buildings were often painted white, but bright colors such as red, blue, yellow, dark green and orange were used, as body colors for buildings and as trim. After 1860, typical colors included greens, reds, oranges, browns, and olives fairly dark and rich. The body color was 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 periods. 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 113 S. High Street as the 1870s. Based upon this and the *Guidelines*, the revised color scheme has 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 sign area will meet the 8-square-foot requirement. The proposed sign background color has been revised and will incorporate the same color as the color of the main structure, Sherwin Williams Porcelain. The two individual tenants will be identified on a 1-inch thick, wooden sign. Each tenant will include a routed rectangle with carved text and secondary image. The proposed tenants will include two different text colors for each panel: Van Buren Brown and Commodore Blue.

Proposed Projecting Sign			
Permitted		Proposed	Requirement
Number/ Type	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
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: Porcelain - background , BM Van Buren Brown and Commodore Blue - copy and secondary image	Met
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

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. The proposed sign the Zoning Code requirements for signs.

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

Criterion met. 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. The proposed color scheme with a lighter color for the main structure with a darker, compatible color for the trim elements meet the *Historic Dublin Design Guidelines* based on the age of the structure and the recommendations for the era of the structure.

Architectural Review Board

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. Following is an analysis by Planning based on those criteria.

General Review Standards

1) **Character and Materials Compatible with Context**

Criterion Met. The proposed modifications are compatible with the character of the existing building and adjacent buildings.

2) **Recognition and Respect of Historical or Acquired Significance**

Criterion Met. The proposed improvements are appropriate to the architectural style of the building.

3) **Compatible with Relevant Design Characteristics**

Criterion Met. The proposal aims to retain the original character of the structure.

4) **Appropriate Massing and Building Form**

Not applicable

5) **Appropriate Color Scheme**

Criterion met. The proposed colors are appropriate for the period of the structure and meet the *Historic Dublin Design Guidelines*.

6) **Complementary Sign Design**

Criterion met. The proposed sign design meets Code, is appropriately located and sized, and complements the proposed building color scheme.

7) **Appropriate Landscape Design**

8) **Preservation of Archaeological Resources**

Not Applicable

Alteration to Buildings, Structure, and Site Standards

1) **Reasonable Effort to Minimize Alteration of Buildings and Site**

Criterion met. The proposed materials are appropriate and will provide an updated appearance to the structure.

2) **Conformance to Original Distinguishing Character**

3) **Retention of Historic Building Features and Materials**

Not Applicable

4) **Alteration Recognizes Historic Integrity and Appropriateness**

Criterion met. The proposed color scheme with a lighter color for the main structure with a darker, compatible color for the trim elements meet the *Historic Dublin Design Guidelines* based on the age of the structure and the recommendations for the era of the structure.

5) **Recognition and Respect of Historical or Acquired Significance**

6) **Sensitive Treatment of Distinctive Features**

7) **Appropriate Repair or Replacement of Significant Architectural Features**

8) **Sensitively Maintained Historic Building Materials**

Not Applicable

Additions to Existing Buildings, Structure, and Site

1) **Materials are Traditional to the District**

Not Applicable

2) **Design is Compatible with Size, Scale, Color, Material and Character**

Criterion met. The proposed color scheme meets the *Historic Dublin Design*.

3) **Additions are Clearly Distinguishable.**

4) **Buildings, Structures and Sites are Recognized as Products of their Own Time.**

Not Applicable

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with no conditions.