



PLANNING REPORT

Architectural Review Board

Wednesday, April 26, 2023

TREVOR FURBAY SIGN – 63 S. HIGH STREET 23-033ARB-MPR

www.dublinohiousa.gov/arb/23-033/

Case Summary

Address	63 S. High Street
Proposal	Installation of an approximately 6-square-foot ground sign and painting of trim on an existing building located in Historic Dublin.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with no conditions.
Next Steps	Upon approval of the Minor Project Review from the Architectural Review Board (ARB), the applicant may file for a Permanent Sign Permit through Building Standards.
Applicant	Amy Fox, Trevor Furbay (513) 295-5873 amyfox@trevorfurbay.com
Case Manager	Daniel Klein, Planning Assistant (614) 410-4696 dklein@dublin.oh.us Sarah Holt, Senior Planner (614) 410-4662 sholt@dublin.oh.us

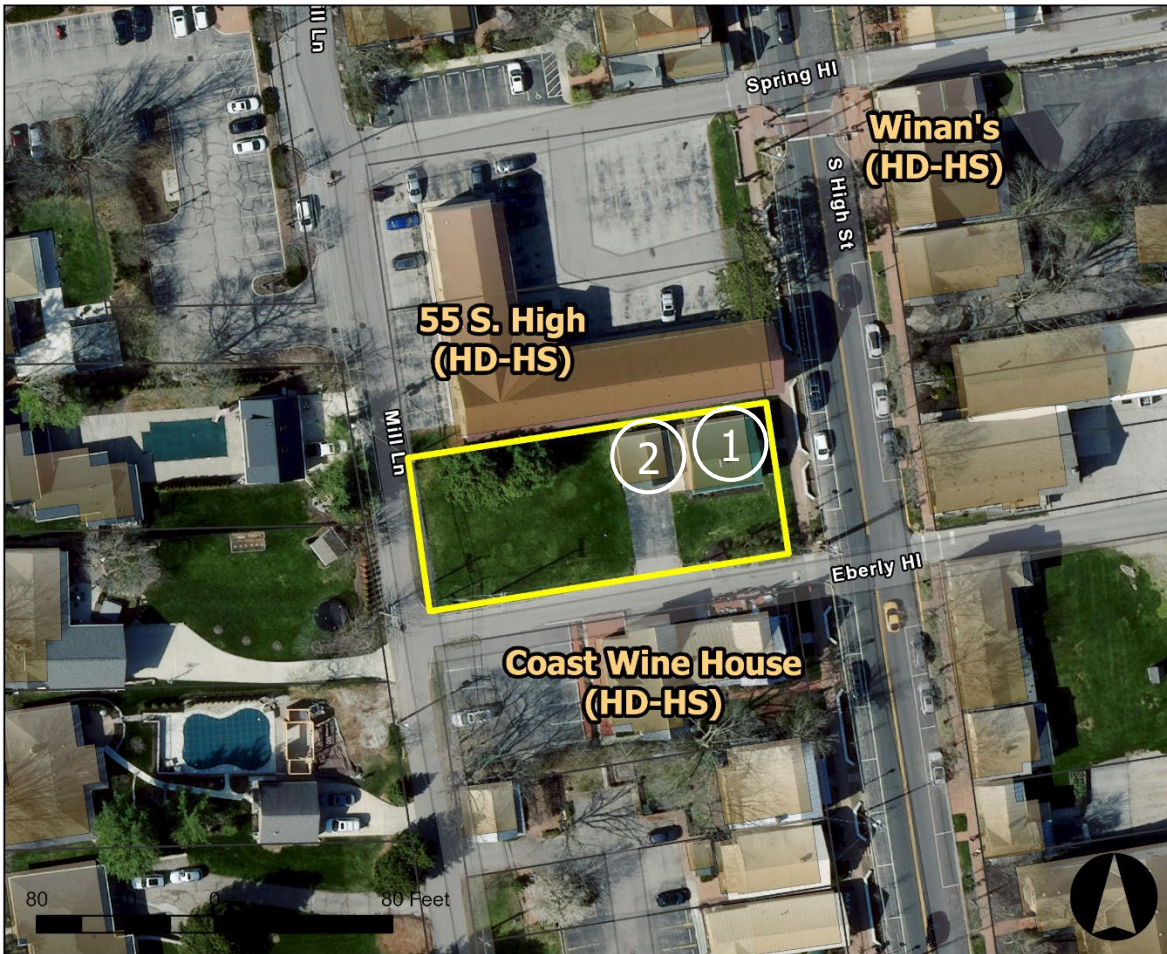
Site Location Map

23-033ARB-MPR
Trevor Furbay Sign - 63 S. High St



Site Features

- 1 Existing Historic Building
- 2 Existing Detached Garage



1. Background

Site Summary

The 0.26-acre site is located northwest of the intersection of S. High Street and Eberly Hill Lane, and is zoned HD-HS, Historic South District. The site contains an existing 1.5-story structure and detached one-story garage.

Historic and Cultural Facilities

63 S. High Street was listed in the National Registry of Historic Places in 1978 as a contributing resource to the Dublin High Street Historic District. The Historic and Cultural Assessment of this building identifies the structure in good condition with excellent integrity and is recommended as a contributing historic structure. The Greek Revival house has long been known for its brick red trim and front door.

Road, Pedestrian and Bike Network

The site has ±70 feet of frontage on S. High Street, ±165 feet of frontage on Eberly Hill Lane, and ±70 feet of frontage on Mill Lane. There are sidewalks along S. High Street, but there are no dedicated bicycle facilities. Vehicular access is provided to the site from Eberly Hill Lane.

History

In February 2022, City Council approved lease of the structure for a pop-up shop.

In July 2022, ARB approved a Master Sign Plan for a 6-square-foot ground sign with locational deviation.

In August 2022, the ARB approved a Minor Project for a 154-square-foot mural at the site.

Recently, the pop-up shop has closed and the City has sub-leased the site to Trevor Furbay.

Process

For Minor Project Reviews (MPR) in Historic Dublin, the ARB is the final reviewing body for new plans or for modifications to existing plans. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects.

2. Zoning Code

Historic South District

The intent of the Historic South District as outlined in the Code, is to “ensure sensitive infill development”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height. All historic structures that are within Historic Dublin require the review and approval of the ARB to make modifications.

3. Project

The applicant is proposing two requests:

- Installing one ground sign east of the existing building, facing S. High Street
 - Same location as the pop-up shop sign, previously approved by the Board
 - With landscaping and low voltage lighting
- Painting the trim and front door of the structure
 - To match the sign color (SW6244, Naval)

Ground Sign Details

The property had an existing ground sign, and the applicant plans to place the sign in the same location. The size of the sign face will be 3'x 2'; it will be double-sided with the same logo on each side. The sign face will be 2" thick red cedar with ½-inch raised letters. Lettering will be in Pure White, SW 7005, on a Naval, SW 6244, background. It will hang from a heavy duty bracket with a white finish (drawing attached) mounted to a treated red cedar 4"x4", 6' post that will be painted the same white. The logo will read "Trevor Furbay: Clothier for Men". The sign meets all Code Sign requirements described in Section 153.173(M).



The design and logo will match the character of the home and character of the community. Additionally, the colors and design are appropriate for the site and use, thus aligning with the recommendations from the *Historic Design Guidelines*.

Landscaping Details

The applicant is proposing four 5-gallon *juniperus horizontalis* "Blue Chip" be installed at each corner of a 4' x 4' landscape bed around the sign. Horizontal junipers are appropriate for the site and use, thus aligning with the recommendations from the *Historic Design Guidelines*.

Lighting Details

The applicant is proposing two well lights: one low-voltage well light on each side of the sign face. These lights align with recommendations from the *Historic Design Guidelines* and do not require separate approval.

Code Deviations

The ground sign will be located 2 feet from the right-of-way, which is less than the minimum setback of 8 feet from the right-of-way. With the existing building footprint currently located approximately 6 feet from the right-of-way, it would be impossible for a ground sign to meet the setback requirement. In July of 2022, the Board previously approved a sign in this location.

4. Plan Review

Minor Project Review	
Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met. The proposal is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations.
2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable. The proposal is not within or part of an approved PDP or FDP.
3. The Minor Project shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation.	Criteria Met. The proposal meets all codes and guidelines, and is consistent with the record established by the ARB.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.	Not Applicable. The land uses will not change with this request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met. The proposal responds to the <i>Historic Design Guidelines</i> by utilizing a design and landscape plan that compliments the streetscape and is pedestrian in scale.
6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	Criteria Met. The proposal responds appropriately to the surrounding context and is sensitive to the original character of the historic structure. The proposed color change of the trim and door matches the sign face and is therefore considerate of design continuity.

7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*.

Criteria Met. The proposal conforms to all relevant sections within the Site Development Standards and the *Historic District Guidelines*.

8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Criteria Met. The proposal will be a positive addition to the streetscape and provide an opportunity for revitalization of S. High Street. No additional buffering or screening is required.

Recommendations

Planning Recommendation: Approval of the Minor Project Review with no conditions.