



## PLANNING REPORT

# Architectural Review Board

Wednesday, April 24, 2024

## TUCCI'S - 35 N. HIGH STREET 23-096ARB-MSP

[www.dublinohiousa.gov/arb/23-096](http://www.dublinohiousa.gov/arb/23-096)

### Case Summary

Address	35 North High Street
Proposal	Proposal for wall signs and a projecting sign at an existing restaurant in Historic Dublin.
Request	Request for review and approval of an Architectural Review Board application under the provisions of Zoning Code Section 153.176 and the Historic Dublin Design Guidelines.
Zoning	HD-HC, Historic District – Historic Core
Planning Recommendation	<u>Approval of the Master Sign Plan with condition.</u>
Next Steps	Upon review and approval of the Master Sign Plan (MSP) by the Architectural Review Board (ARB), the applicant is eligible to apply for permanent sign permits through Building Standards.
Applicant	Jarrold Norton, Morrison Sign
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a>

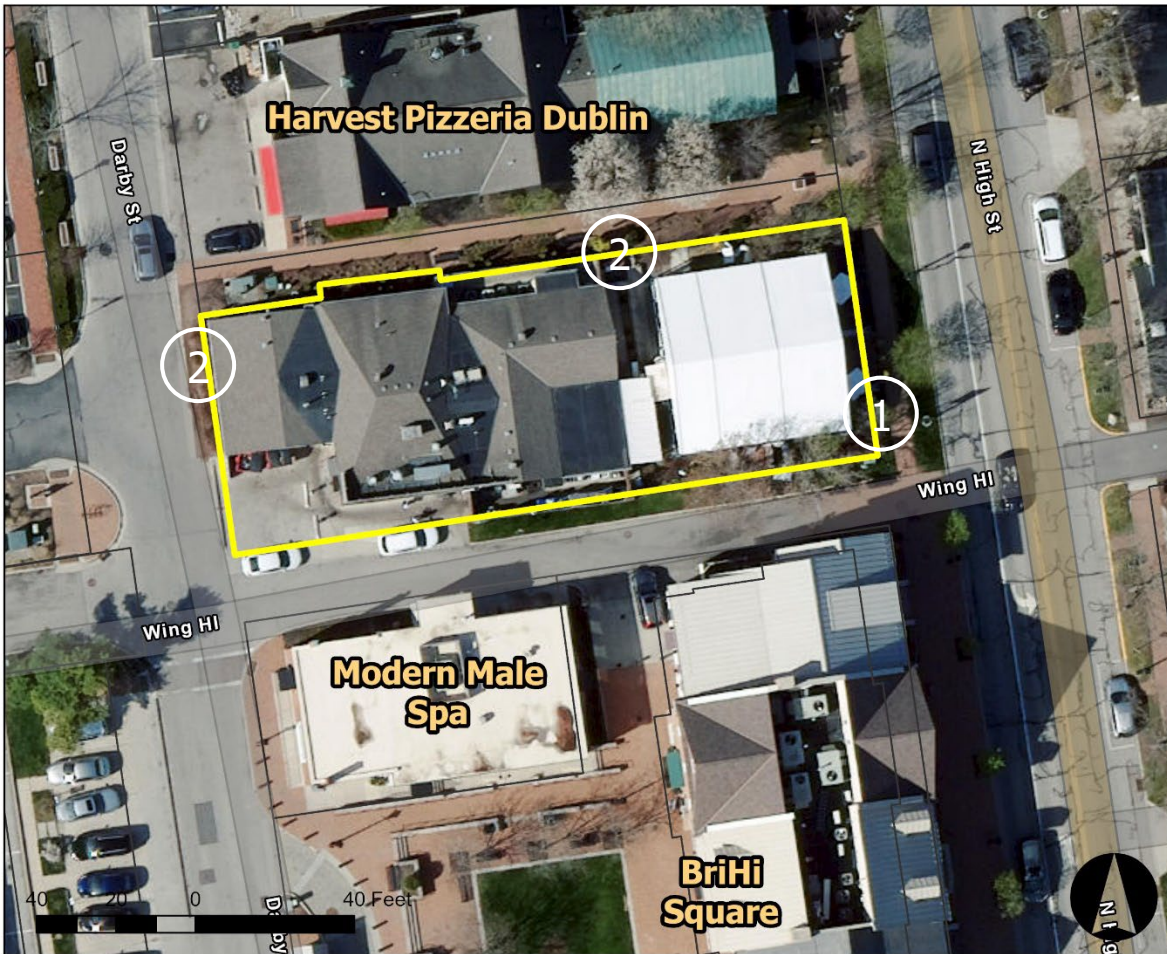
Site Location Map

23-096ARB-MSP  
Tucci's Master Sign Plan



Site Features

- 1 Existing ground sign
- 2 Existing wall signs



## 1. Background

### Site Summary

The 0.23-acre site is located northwest of the intersection of N. High Street and Wing Hill Lane and is zoned Historic District – Historic Core. The site is developed with a single-story building in the vernacular style constructed in 1955 and converted to a restaurant in 1997. The original building is located on the western portion of the site with recently constructed building additions on the east and north.

### Development History

#### *November 2023*

Staff Administratively Approved a wall sign relocation from facing N. High Street to the main entrance on the newly constructed hyphen building addition.

#### *December 2022*

The ARB approved a Final Development Plan (FDP) with a Waiver and eight conditions for the construction of three building additions.

- The applicant included proposed sign locations for reference
- A future MSP was anticipated

#### *February 2013*

The ARB approved a Minor Project Review (MPR) to permit a ground sign and two wall signs for Tucci's with two waivers and one condition.

### Site Characteristics

#### *Natural Features*

New landscaping is installed surrounding the recently constructed building additions.

#### *Historic and Cultural Facilities*

Per the *Historic Design Guidelines*, the original structure is a Background building according to its historic character. Background buildings within the district do not add historic associations, architectural qualities, or archaeological value. Additionally, Background buildings are typically ineligible for the National Register, are irrelevant to the period of significance, and contain insufficient integrity.

#### *Road, Pedestrian and Bike Network*

The site has 59 feet of frontage on N. High Street and Darby Street, and 163 feet of frontage on Wing Hill Lane. Public walkways are located on the north and east sides of the site. Wing Hill Lane also provides pedestrian access and is closed to through traffic. No designated pedestrian access is provided on Darby Street.

### Process

The ARB is the final reviewing body for MSPs in the Historic District. The purpose of the MSP is to define the scope, character, and aesthetic quality for signs, and sign regulations for a building tenant while allowing additional flexibility and creativity in sign design and display. MSPs are not intended to permit larger, more visible signs, or a greater number of signs without consideration of the *Historic Design Guidelines*. MSP review shall confirm the proposed sign design will align with the development context, architectural character, and the *Historic Design Guidelines*.

## 2. City Plans and Policies

### *Historic District – Historic Core*

The intent of the Historic Core District is to “ensure sensitive infill development” while promoting a walkable environment through quality streetscape design including signs. The area serves as a major gateway to the Historic District which sets the tone for neighborhood character. The Code identifies development standards for signs.

### *Historic Design Guidelines*

The development standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding signs in Chapter 7.

### *General Sign Requirements*

Single tenant buildings are permitted a combination of two different sign types: ground and building-mounted signs. Building-mounted signs include wall, awning, projecting, and window signs intended to be highly visible and establish a diverse array of signs along an active streetscape. For lots with more than one street frontage, one additional ground or building-mounted sign is permitted along the second lot frontage, not to exceed a total of three signs.

Per Code, signs shall contain ½-inch dimensional graphics and lettering that is simple, and be fabricated with quality, durable, and weather resistant materials. Permitted sign materials include HDU, cedar, redwood, and treated lumber. All signs are limited to a maximum of three colors, where black and white are considered colors, and the background color is considered one of three permissible colors.

Per the *Historic Design Guidelines*, signs should coordinate with the architectural character of the building and surrounding context, have minimal visual impact on a site, and be subordinate and complementary to the building. Colorful signs are encouraged to add character and interest to the building and streetscape. Accent colors should be used in restraint. Letter size and styling should be simple and one size. External illumination of signs is permitted and encouraged to activate the streetscape. The items mentioned above are per Guideline Sections 7.2, 7.3, 7.6, 7.8, and 7.10 respectively.

## 3. Project

The applicant has rebranded their restaurant signs and is requesting a Master Sign Plan for approval of three new building-mounted signs: two wall signs and a projecting sign.

### **MSP Details**

#### *Sign Type, Location, and Dimensions*

##### Projecting Sign

Per Code, 8 square feet is the maximum permitted size for a projecting sign. Its location must be within 6 feet of a principal entrance or storefront. Projecting signs shall not extend more than 6 feet from the building façade and must maintain 8 feet of clearance above the sidewalk. The maximum permitted height is 15 feet measured from grade to the top of the sign, not including brackets or attachments.

The applicant is proposing a 5.25-square-foot projecting sign along N. High Street. The sign projects 3 feet and 6-inches from the façade of the new building addition, provides

approximately 12 feet of clearance from the sidewalk to the bottom of the sign, and is mounted at a height of 14 feet and 11-inches. The proposed sign meets all Code requirements.

### Wall Signs

Per Code, 8 square feet is the maximum permitted size for a wall sign. This sign type is permitted to be located on walls facing public streets and within 6 feet of a principal entrance where not associated with a storefront. Wall signs shall not extend more than 14 inches from the building façade, and the maximum permitted height is 15 feet measured from grade to the top of the sign, not extending above the roofline.

The two existing wall signs will be removed and replaced with a 7-square-foot wall sign above the main entrance (north elevation), and an 8-square-foot wall sign facing Darby Street (west elevation). The wall sign above the main entry would be mounted at a height of 12 feet and 8 inches, while the wall sign facing Darby Street would be mounted at approximately 5 feet and 5 inches in height, measured from grade to the top of each sign. Both wall signs meet Code requirements, except for the additional wall sign, which triggers the MSP request.

Staff is supportive of the proposed three building-mounted signs including the two wall signs and the projecting sign due to the lack of room to install a ground sign along High Street. Two wall signs previously existed on the building prior to the construction of the building additions.

Staff encouraged the applicant to pursue external illumination to add a sense of liveliness to the signs and streetscape. The applicant is not proposing any illumination for the building-mounted signs and is removing one of the existing light fixtures above the sign facing Darby Street. Sign illumination was anticipated with the approved FDP; however, staff is supportive of the proposed signs with no illumination because the signs are interactive with the streetscape and pedestrian in scale.

### *Sign Material, Color, and Font*

All building-mounted signs are proposed to be constructed with HDU panels with ½-inch text, logo, and border and a recessed background. The proposed sign colors are PMS 1817 (burgundy), PMS 4505 (gold), and white. The font types are stylized yet legible with simple colors that closely align with the recommendations from the *Historic Design Guidelines*, except for number of font styles and text size. Staff is supportive of the signs as proposed with two font styles and text sizes. The bracket and hardware for the projecting sign will be made of aluminum and painted matte black. Code requirements for sign material, color, and font are generally met. Staff supports the request with the condition that the applicant apply for and obtain permanent sign permits from Building Standards.

## 4. Plan Review

### Master Sign Plan

Criteria	Review
1. The MSP is consistent with the Community Plan, <i>Historic Design</i>	<b>Criteria Met:</b> The proposal is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City

Criteria	Review
<p><i>Guidelines</i>, and other adopted City plans and policies.</p>	<p>adopted plans, policies, and regulations. The proposed building-mounted signs meet requirements.</p>
<p>2. The proposed signs are appropriately sited and scaled to create a cohesive character that complements the surrounding environment and meets the intent of the architectural requirements of §153.174 Design Standards and the <i>Historic Design Guidelines</i>.</p>	<p><b>Criteria Met:</b> The proposed signs are appropriately sited and scaled, and create a cohesive character in the Historic Core district. The signs respond to the Design Standards and <i>Historic Design Guidelines</i> by utilizing sign design that activates the streetscape and is pedestrian in scale.</p>
<p>3. The proposed signs are not in conflict with public streets, open spaces, utilities, or rights-of-way, and do not impede the continued provision of services required by the City or other public agency.</p>	<p><b>Criteria Met:</b> The proposed signs do not conflict with public streets, open spaces, utilities, or provision of services.</p>

## Recommendation

**Planning Recommendation:** Approval of the Master Sign Plan with condition:

- 1) That the applicant apply for and obtain permanent sign permits through Building Standards.