



## PLANNING REPORT

# Architectural Review Board

Wednesday, April 24, 2024

## DUBLIN HISTORICAL SOCIETY 24-028ARB-MPR

[www.dublinohiousa.gov/arb/24-028/](http://www.dublinohiousa.gov/arb/24-028/)

### Case Summary

|                         |   |
|-------------------------|---|
| Address                 | 35 S. High Street   |
| Proposal                | Proposal for exterior modifications to an existing building 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-HC, Historic Core District   |
| Planning Recommendation | <u>Approval of Minor Project Review</u><br>Planning recommends approval with no conditions.   |
| Next Steps              | Upon approval of the Minor Project Review (MPR) from the Architectural Review Board (ARB), the applicant may file for a Permanent Sign Permit through Building Standards. |
| Applicant               | Michael Jewell, Dublin Historical Society   |
| Case Manager            | Jay Henderson, Planning Technician<br>(614) 410-4650<br><a href="mailto:jthenderson@dublin.oh.us">jthenderson@dublin.oh.us</a>  |

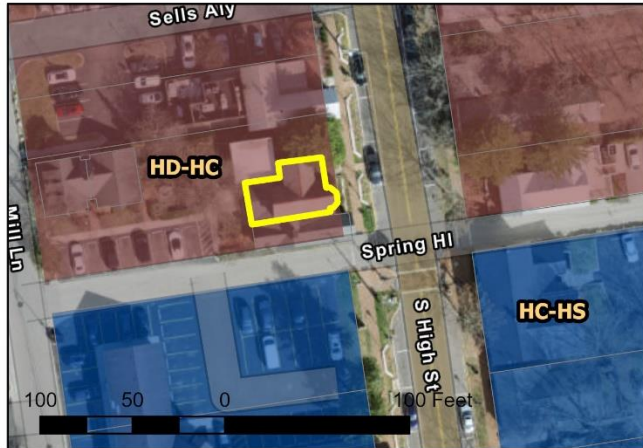
Site Location Map

24-028ARB-MPR  
Dublin Historical Society



Site Features

- 1 Existing Historic Building



## 1. Background

### Site Summary

The 0.03-acre site is zoned HD-HC, Historic District Core and is located northwest of the intersection of N. High Street and Spring Hill Lane. The site contains an existing 2-story structure. It shares a wall with 39 S. High St to its south, and each building's lot follows the outline of the foundation. The site has ±30 feet of frontage on S. High Street.

### *Historic and Cultural Facilities*

This two-story gabled ell house was constructed c. 1880 and is listed on the National Register of Historic Places. The structure is an example of the late 19th-century vernacular architecture in Dublin. The structure's original use was residential and has since been converted to commercial use. A small addition is located in the southeast corner with additions on the north side and the rear. Some of the exterior features of interest include one-over-one windows and a porch with simple columns.

### History

In August 2016, the ARB approved a MPR to paint the exterior on the original two-story portion of the building.

In November 2012, the ART recommended approval of a MPR for a 450-square-foot addition.

In February 2005, the ARB approved modifications to the building, including a 375-square-foot addition.

In November 2002, the ARB approved a Conditional Use for a 2,325-square-foot carriage house (now 31-33 S. High St).

### Process

For MPRs 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 Core District*

The intent of the Historic Core District as outlined in the Code, is "ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles". 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.

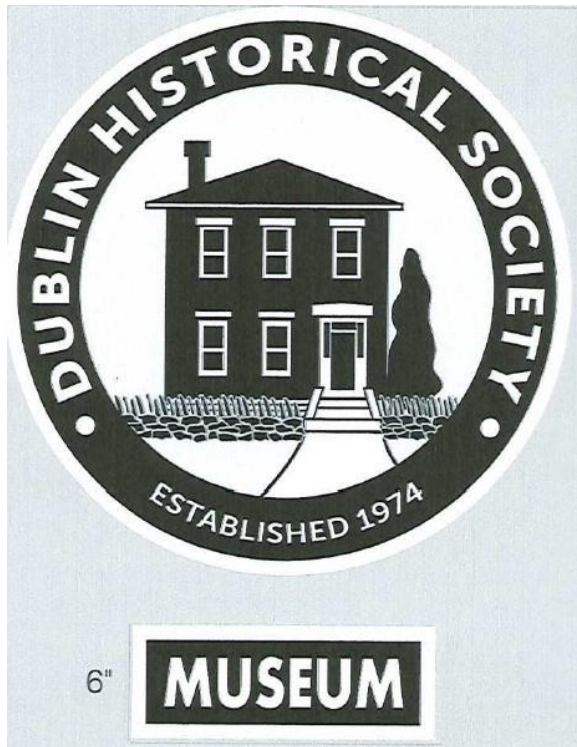
## 3. Project

The applicant is proposing two requests:

- Installing one ground sign east of the existing historic building, facing S. High Street, with two ground lights and required landscaping.
- Installing a total of five handrails to allow easy and safe access to the building's multiple entrances.

### *Ground Sign Details*

The property does not have any existing signs, and the applicant is proposing a sign within an existing landscape bed. The size of the sign face will be 6.25 feet square with an additional sign panel hanging beneath, at 0.65 square feet. The sign is double-sided, with the same logos and text on each side. The face will be 2"-thick High-Density Urethane (HDU), as required by Code, painted black and white with 1/2-inch depth on the letters and logo. The sign will hang from chain links (see attached) mounted to a cedar post which will be painted white. The sign will read "Dublin Historical Society," with an image of the Coffman House and the established date of the society. The lower hanging sign will read "Museum". The sign meets all Code Sign requirements described in Section 153.173(M), except the location which will require a deviation.



The design and logo are appropriate for the site and use, aligning with the recommendations in Chapter 7 of the *Historic Design Guidelines*.

### *Code Deviation*

The sign will be located 3 feet from the right-of-way, which would not meet the required 8-foot setback from the right-of-way. The existing building footprint makes it impossible to meet the required sign setback. The Board has previously approved such deviations at 63 S. High Street.

### *Landscaping Details*

The applicant proposes adding 4 "Baby Gem Boxwood" shrubs around the sign base in addition to the current site landscaping. The boxwoods provide year-round foliage, which aligns with the *Historic Design Guidelines*.

### *Lighting Details*

The applicant also proposes two Best Pro BPL-100 light fixtures finished in Polyester UV powder coated (black) and mounted into the ground on the north and south sides of the sign. The lights will be within the proposed landscape bed and will consist of LED lamps with shielding components. Lamp lumens are 270, less than the 900 which would be required to be concealed or shielded per Code Section 153.173(J)(3)(a).

*Handrail Details*

The applicant proposes installing five handrails at locations shown on the attached plan. The handrails will be black aluminum mounted into the ground with brackets. The design aligns with the *Historic Design Guidelines* and also allows safer access into the building. Engineering staff has noted that a right-of-way permit would not be required for the handrails.

## 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. | <b>Criteria Met with Waiver:</b> The proposal is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations. With Waiver approval, the sign’s location will be acceptable; a similar Waiver was approved for 63 S. High Street. |
| 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.  | <b>Not Applicable:</b> 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.                     | <b>Criteria Met with Waiver:</b> 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.   | <b>Not Applicable:</b> The land use will not change with this request.   |

5. The proposed development is consistent with the *Historic Design Guidelines*. **Criteria Met:** The proposal responds to the *Historic Design Guidelines* by utilizing a design 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 historic structure's original character. The proposed handrails align with other handrails in the district and are, 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 with Waiver:** The proposal conforms to all relevant sections within the Site Development Standards and the *Historic District Guidelines*. Lighting and landscaping
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 the revitalization of S. High Street. No additional buffering or screening is required.

## Recommendations

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