



PLANNING REPORT

Architectural Review Board

Wednesday, May 29, 2024

91 S. HIGH STREET 24-065MPR

www.dublinohiousa.gov/arb/24-065

Case Summary

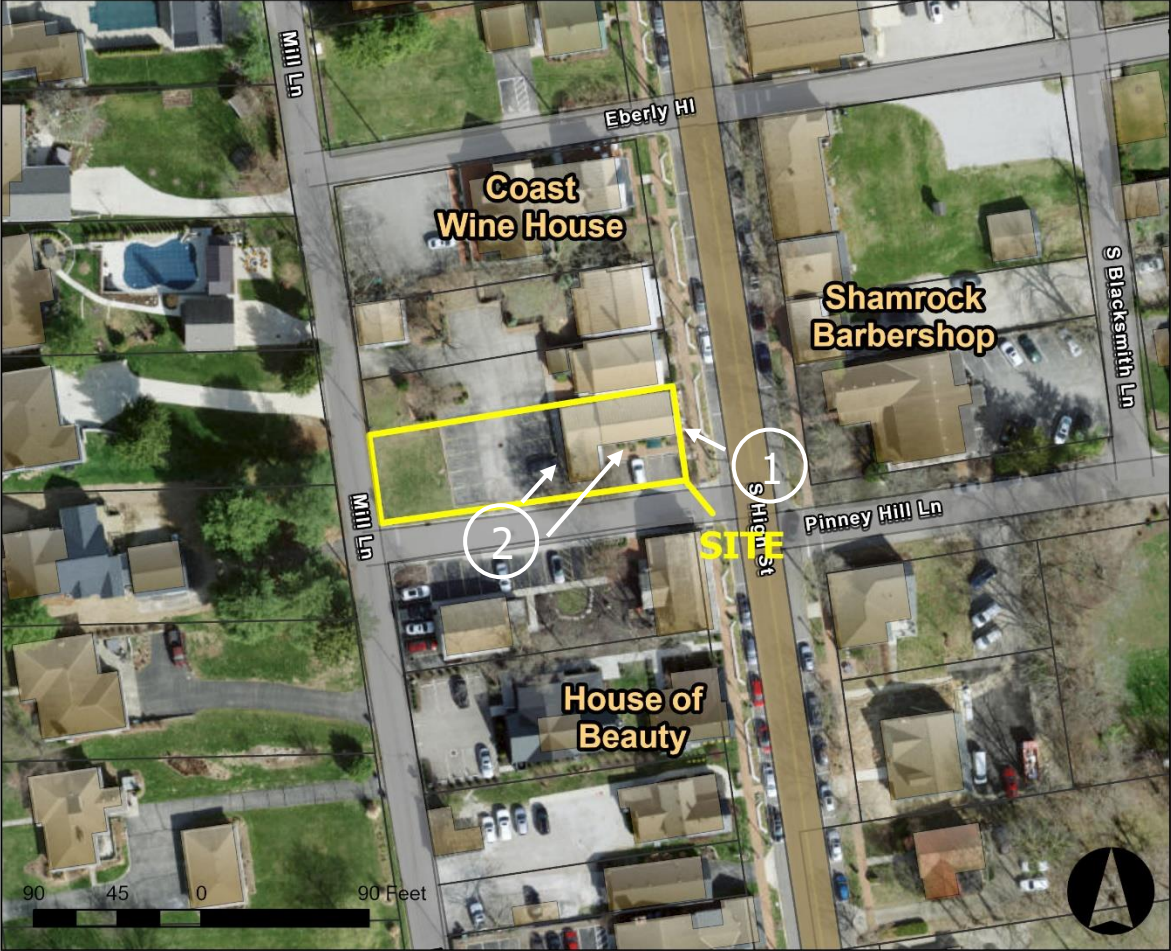
Address	91 S. High Street
Proposal	Proposal for exterior lighting and sign modifications to an existing building in Historic Dublin. The 0.19-acre site is zoned HD-HS, Historic South District and is located northwest of the intersection of South High Street and Pinney Hill Lane.
Request	Review and approval of a Minor Project Review (MPR) 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 with condition.</u>
Next Steps	Upon review and approval of MPR by the Architectural Review Board (ARB), the applicant may file for a Permanent Sign Permit through Building Standards.
Applicant	Dustin Snow, Coast Wine House
Case Manager	Rati Singh, Assoc. AIA, Planner I rsingh@dublin.oh.us (614) 410-4533

Site Location Map

24-065MPR | 91 S. High Street



- Site Features**
- 1 Existing wall sign
 - 2 Proposed light fixture replacement



1. Background

Site Summary

The 0.18-acre site is located northwest of the intersection of S. High Street and Pinney Hill Lane and is zoned Historic District—Historic South District. It has approximately 50 feet of frontage on S. High Street and Mill Lane and 165 feet on Pinney Hill Lane. Vehicular access to the rear parking lot is provided on Pinney Hill Lane, and two sidewalk connections are located along the south and east property lines. Evergreen shrubs, trees, and other plantings screen the parking lot and structure.

The J. Evans residence was built ca. 1840 as a one-story hall and parlor building with a side gable roof and features a rear addition, creating an L-shaped building form. The original structure is Greek Revival in style, oriented south, and has a cross-gable addition to the west, built in the 1990s. The structure has a stone foundation, clapboard siding, a standing seam metal roof, and two-over-two windows. The property is designated as a Landmark building. A boundary marker and hand pump exist in the site's southeast corner, in public right-of-way.

Development History

March 2024

Planning administratively approved exterior changes to the previously approved MPR including modifications to curbing, landscape screening along the north and west, and paint color.

July 2023

The ARB approved an application for exterior modifications to 91 S. High Street, including modifications to siding. The project was approved with conditions and the current requests addresses the condition of approval. Below is the condition of approval, the italics below indicate the current status.

Condition: At the time of sign permit, the applicant shall also include a lighting plan to update, or remove, all non-compliant fixtures to current Code requirements to be approved by the Architectural Review Board. *Applicant is requesting to remove three non-compliant fixtures and replace them with new fixtures.*

Site Characteristics

Natural Features

This flat site has existing Bradford Pear trees along the south side. These are invasive and are on the City's list of noxious trees; however, replacements are not required at this time. Smaller trees and shrubs exist around the building's foundation and at the corner of Pinney Hill Lane and S. High Street. A lawn area exists at the back of the lot adjacent to Mill Lane. Otherwise, the site is fully developed. The site is currently under construction, as approved by the ARB.

Road, Pedestrian, and Bike Network

The property has frontage on S. High Street at the front, Pinney Hill Lane to the south, and Mill Lane to the west. The Pinney Hill Lane frontage provides vehicular access to the site. Sidewalks exist along S. High Street; none are present on Mill or Pinney Hill Lanes. No specific bike facilities exist adjacent to the site, although Mill Lane is noted as a Mobility Corridor.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

2. Zoning Code

HD-HS: Historic South District

Per the Historic District Code, the intent of the Historic South is to ensure sensitive infill development and redevelopment, and provide an improved pedestrian environment while accommodating vehicles. The Code identifies development standards, including bicycle parking, pedestrian access, and signage requirements. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding lighting (Chapter 6.7), and signs (Chapter 7).

Process

A MPR, Code Section 153.176 (I)(1), within the Historic District, is an efficient single-step process for smaller projects. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects. Upon approval, the applicant may apply for building permits through Building Standards.

Code Requirements

Exterior Lighting Requirements

The Historic District Code Site Development Standards provide requirements related to exterior lighting in § 153.173 (J). Per Code, decorative wall lighting may be used to provide uplighting, downlighting, or other types of lighting accents for buildings within the Historic Zoning Districts. Decorative lighting shall not exceed 900 lumens unless installed and shielded to minimize the potential for glare and unnecessary diffusion on the surrounding property.

Per the *Historic Design Guidelines*, lighting should enhance the site and building design in a manner that is sensitive to surrounding properties. The Guidelines recommend that light fixtures be scaled appropriately based on the use and character of the surrounding building and should be simple in design with soft, warm lighting.

Sign Requirements

Per Code Section 153.173 (M), Code requires ½-inch dimensional letters to be fabricated with high-quality, durable, and weather-resistant materials and compatible with the primary materials of the building. Permitted sign materials include high-density urethane (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 as one of three permissible colors. The projecting sign requirements are listed in Table 152.173L of the Code.

Per the *Historic Design Guidelines*, signs should have a minimum visual impact, be subordinate and complementary to the building, and coordinate with its architectural style. A simple and unobtrusive color scheme is encouraged, with easily readable letters and sizes, intended to be viewed by people who are walking and provide interest to the pedestrian realm.

3. Project

Lighting

The applicant proposes removing three non-compliant external lights on the S. High Street facade. The applicant also requests replacing the three existing light fixtures with new ones: two lanterns at the main entrance facing Pinney Hill Lane and one at the rear entrance facing Mill Lane. The existing light above the rear door, facing Mill Lane, is in compliance with the Code.

Material

The applicant is proposing to use a Cape Cod wall-mounted lantern in an aged zinc finish with a total width of 13.5 inches and a height of 26.8 inches. Staff is supportive of the lantern design and finish. The proposed lighting includes 100W equivalent, 12W LED lights, which is equivalent to 1600 Lumens. Per Code, decorative lighting that exceeds 900 lumens must be concealed or shielded with a full cutoff fixture to minimize glare and unnecessary diffusion on surrounding property. The applicant has confirmed that the wattage of the lamp will not exceed 900 lumens. This is included as a condition of approval.

Sign

The building has an existing projecting sign bracket located at the southeast corner, along S. High Street, over a fenced landscaped area. Due to the change of building use, the applicant is proposing a new sign. The current sign location provides visibility for pedestrians and vehicles approaching from different directions.

The applicant is proposing to install a 35-inch by 23.25-inch rectangular sign beneath the existing metal bracket, suspended with eye hooks. The sign will read "gene's EST. 2024". The sign will be double-sided with the same logo on each side. The sign face will be 3 inches thick with 1/2 inch-raised letters and a 3/4 inch-raised border on either side.

Beneath the proposed sign, the applicant proposes a 35-inch by 5.75-inch rectangular sign suspended with eye hooks. The sign will read "FOOD + WINE." The bottom sign face will also be 3 inches thick with 1/2 inch-raised letters and a 3/4 inch-raised border on either side, similar to above sign.



Proposed Sign

The total size of the proposed sign size is approximately 7 square feet, and a maximum of 8 square feet is permitted, thus meeting the Code. Staff is supportive of the proposed design.

The proposed sign projects approximately 4 feet from the structure, within the Code's maximum 6-foot projection requirement. Per the Code, a projecting sign should be within 6 feet of the main entrance and/or shall be located on a portion of wall associated with tenant space. The current sign is approximately 12 feet from the main entrance, however on the façade which

is associated with the tenant space. Staff is supportive of the sign's location, given that the projecting sign is preexisting and the applicant is proposing to use the existing bracket.

A minimum clearance of 8 feet is required below the sign above a sidewalk. In 2015, ARB approved the top sign height of 8 feet since the sign is located within an enclosed landscaped area and does not obstruct the sidewalk. The applicant is required to continue to maintain the landscaped area.

Material

The sign is to be constructed with 2-sided HDU panels. The applicant proposes to use Sherwin Williams 7069 Iron Ore as the base color, which is the approved door and window frame color for the building. The logo and the text are proposed to be in Modern Masters Pharaohs Gold. The proposed rendering shows three colors; however applicant has stated in the project brief that only above two colors are used. Staff is supportive of both the colors.

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 with Condition: The proposed lighting and sign are largely consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City-adopted plans, policies, and regulations. To meet the lighting Code, the applicant must provide an appropriate LED light lamp, allowing a maximum of 900 lumens per fixture.
2. In cases where a Minor Project is proposed within or as part of an approved PDP or FDP, the Minor Project shall be consistent with such approved PDP or FDP.	Not Applicable: The project 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 with Condition: The proposal is consistent with the record established by the Board when combined with the condition.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Not Applicable: The land use will not change with the proposed request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: The sign and the proposed lighting design responds to <i>Historic Design Guidelines</i> .

6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.

Criteria Met with Condition: The proposal is consistent with the surrounding context and is sensitive to the original character. Both the lighting and sign enhance the character of the building and are appropriate within the surrounding area.

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

Not Applicable: Applicant is not proposing any buildings.

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 with Condition: When combined with the condition, the proposed lighting and sign conform to all relevant sections of the site development standards and the *Historic Design Guidelines*. The proposed lighting is simple in design and scaled appropriately based on the use and character of surrounding properties. The proposed sign design and color are appropriate to the building design and use the existing traditional brackets.

Recommendation

Planning Recommendation: Approval of the Minor Project Review with condition:

- 1) At installation, the applicant shall ensure the lumen output of the lamps are no more than 900 lumens per lamp to meet the Code.