

“Gene’s” Lighting & Signage

Project address:

91 S. High St
Dublin, OH 43017

Owner & representative:

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This Minor Project includes two items that were deferred from the original Minor Project Review for this project (Case 23-055 in July 2023). The two items include:

- Commercial signage
- Exterior lighting

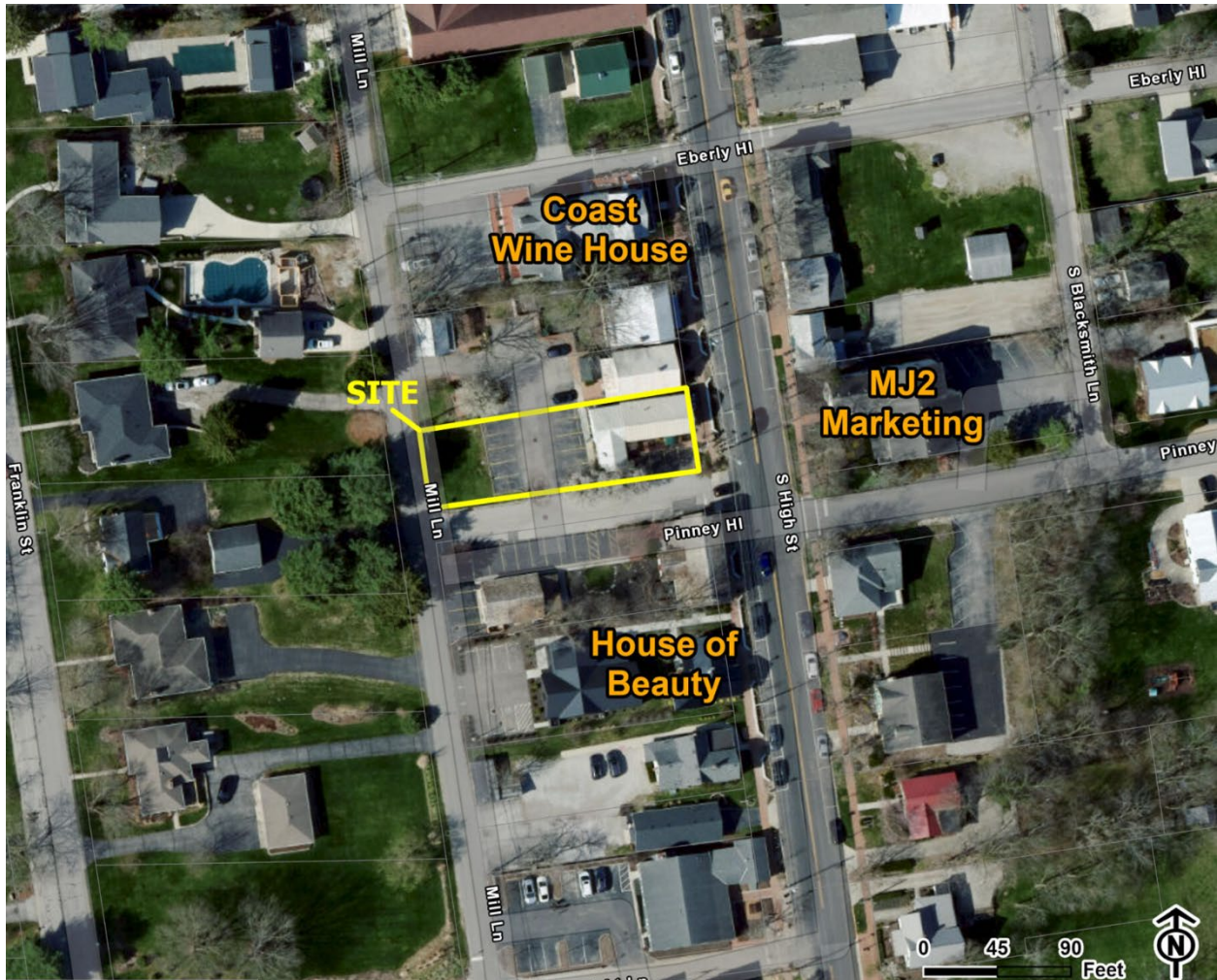
Project narrative:

The proposed design at 91 S. High Street is a building alteration project to convert the property from a retail and service transaction type business to a restaurant business. The 91 S. High Street property is located within the boundaries of Historic Dublin and the existing building 1-story building is a contributing structure to this historic district. The existing building has also been placed on the National Register of Historic Places. The proposed restaurant use is permitted in the existing Historic South zoning district per item Dublin Zoning Regulations, Table 153.172A. The proposed alterations do not increase the height or area of the existing building. New construction work includes the addition of an accessible parking space, painting of building exterior with colors from ARB preapproved list, the addition of rooftop HVAC equipment to serve new restaurant kitchen plus associated architectural screening. The 91 S. High Street building was likely originally constructed around 1840 based on publicly available records and the character of the building construction. The structure is an example of the American Greek Revival style. Per the City of Dublin Historical and Cultural Assessment, ‘the structure rests on a stone foundation with walls clad in clapboard siding. The roof is sheathed in standing seam 2 metal and features a single cornice return on the southeast corner. The front door is centered on the façade, sheltered by a fabric awning. Windows are two-over-two wood sashes.’ The rear portion of the building appears to have been a building addition in the late 20th century based on record documents from construction permit history and differences in construction when compared to the eastern portion of the structure.

All exterior modifications for the property were approved in July 2023 with the exception of exterior lighting and building commercial signage.

The proposed modifications are consistent with the Dublin Community Plan & historic guidelines in their efforts to maintain character, preserve & protect historic integrity and build awareness within the neighborhood.

Vicinity & Context:



Property Photos:

See exhibit A

Proposed Lighting Plan:

Our plan is to remove ALL exterior lighting on the property due to age or the existence of non-compliant fixtures. Only 3 exterior lights are planned to be installed. 2 at the front (south-facing) entrance/exit and 1 at the back (west-facing) entrance/exit. The same fixture is proposed for all 3 locations. The proposed fixture meets technical and style standards of the community.

- Architecture & approved elevations – See Exhibit B
- Lighting Plan
 - Part 1 – Removal of all existing (non-compliant) exterior lights. Shown on plan in Exhibit B.
 - Part 2 – Installation of 3 new lanterns
 - Cut sheets – See Exhibit C
 - Locations highlighted in green in Exhibit B

Proposed Signage Plan:

We are proposing one new commercial sign for the property. It is a wall mounted, 2-sided, HDU sign with a simple brand logo application in complimentary colors. Located on the High St - facing (east) of the building. The ground color is one of the trim colors already approved for the building (Iron Ore). We are not proposing any lighting for the sign. We propose suspending the sign from the existing metal bracket shown in photos.

- Specs –
 - Description:
 - Internal H Frame Double Sided Flat Routed HDU Sign
 - Dimensions:
 - 35" x 23.25" x 1.5" thick - Top Sign
 - 35" x 5.75" x 1.5" thick - Bottom Sign
 - Colors:
 - Flat black grounded sign (matched to building trim - Sherwin Williams "Iron Ore")
 - Logo and message will be in gold
 - Other:
 - Eye hooks in the top and bottom of the larger sign
 - Eye hooks in the top of the smaller lower sign
- Rendering – See Exhibit D.