



PLANNING REPORT

Architectural Review Board

Wednesday, June 26, 2024

37 W. BRIDGE STREET – SIGN 24-072MPR

www.dublinohiousa.gov/arb/24-072/

Case Summary

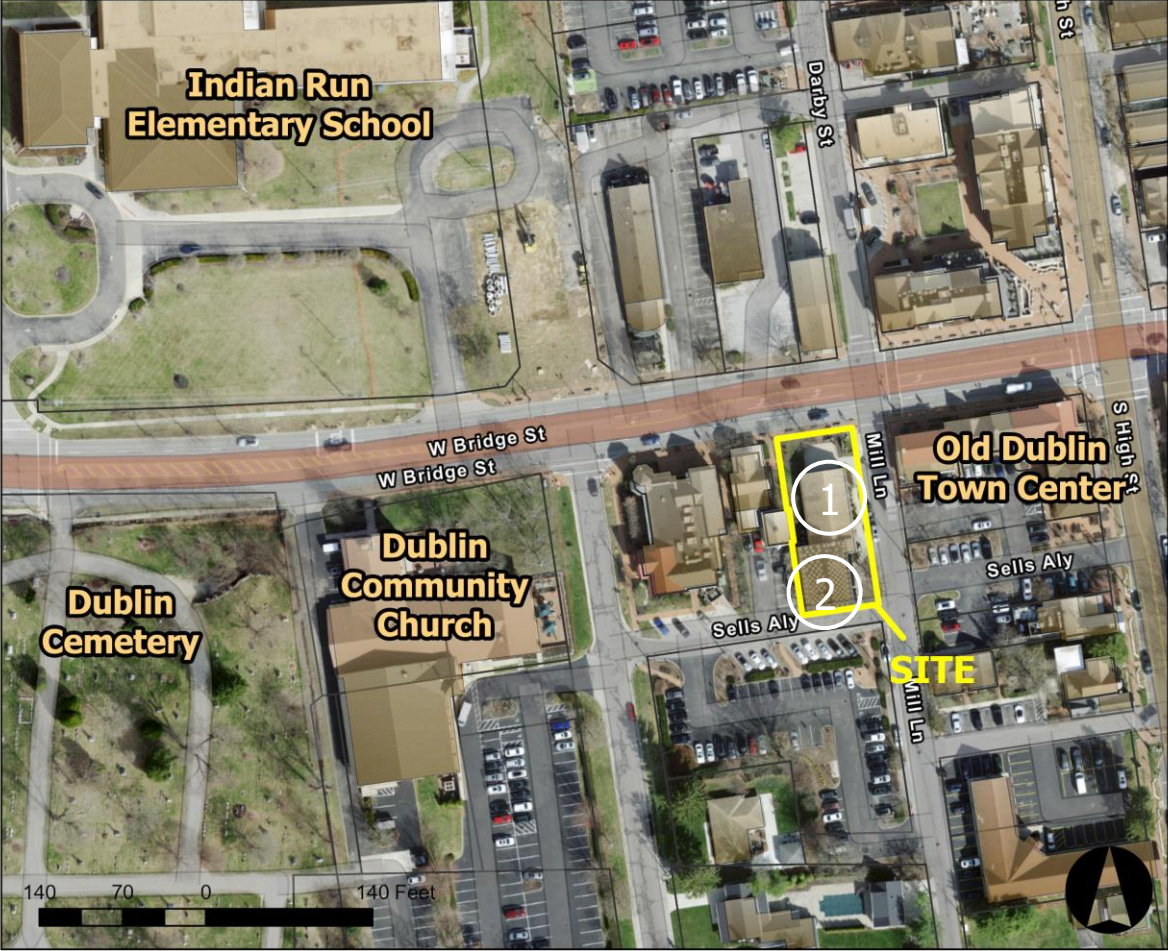
Address	37 W. Bridge Street
Proposal	Installation of an approximately 7-square-foot projecting sign on an existing building located in Historic Dublin.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with one condition.
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	Margie Hegg, American Sign Studio
Case Manager	James Condo, Planning Assistant (614) 410-4698 jcondo@dublin.oh.us Sarah Holt, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

24-072MPR | 37 W. Bridge Street



- Site Features**
- 1 Existing historic building
 - 2 Existing two-story addition



1. Background

Site Summary

The 0.22-acre site is zoned HD-HC, Historic Core District and is located southwest of the intersection of W. Bridge Street and Mill Lane. The site features an existing single-story front gable core, and a rear two-story flat-roof addition.

Historic and Cultural Facilities

The original core of the building is of stone masonry construction, with a roof sheathed in slate and a stone foundation. The addition is a concrete block structure. The original structure was constructed in 1944 and housed both the Dublin and Perry Township fire departments.

The north façade features a National Register of Historic Places sign marking the structure's historical significance in the historic district. The site also has an existing ground sign in the northeast corner that marks the specific historical context within the City, reading "37 Bridge Street Firehouse." The structure is listed in good condition according to the 2017 City of Dublin Historic and Cultural Assessment, and is shown as a Landmark property.

Road, Pedestrian and Bike Network

The site has frontage on W. Bridge Street (±65-feet), and Mill Lane (±150-feet). Sidewalks are located along both frontages, but there is no dedicated bicycle infrastructure. Vehicular access is provided to the site from surrounding surface lots on Sells Alley and Mill Lane.

Development History

June 2021

The ARB approved a Minor Project Review (MPR) for exterior modifications including a patio enclosure, building paint, windows, and awnings, with the condition that the entirety of the aluminum coping cap be painted Tricorn Black.

April 2021

The ARB provided informal review and feedback for a proposed patio enclosure as well as building modifications.

Process

A MPR, Code Section 153.176 (I)(1), within the Historic District, is an efficient single-step process for smaller projects. Subsequent to Board approval, the applicant may apply for a Sign Permit through Building Standards.

2. Zoning Code

Per the Historic District Code, the intent of the Historic Core 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 signs (Chapter 7).

3. Project

This is a request for review and approval of an approximately 7-square-foot projecting sign mounted to the east stone wall of the historic firehouse. The sign is for both an insurance company and a new intermittent farm stand within the existing front patio on W. Bridge Street. The farm stand will not affect the structure in any way, and the use is permitted by Code.

Projecting Sign Details

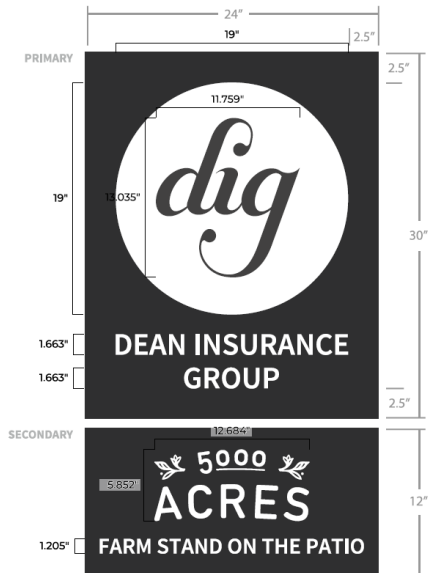
The size of the primary sign face will be 2.5'x 2', and the secondary sign beneath will be 1'x2'. The sign face will be 3/4-inch thick PVC with 1/2-inch raised letters. Lettering will be in Pure White (SW 7005) on a Tricorn Black (SW 6258) background. It will hang from a custom 2.5'x1' bracket with a black finish (drawing attached) mounted to the east stone façade. The main logo will read "DIG: Dean Insurance Group", and the secondary panel will read "5,000 Acres: Farm Stand on the Patio". The sign meets all Code Sign requirements described in Section 153.173(M).

Clearance Requirements

Table 153.173L provides requirements for building-mounted projecting signs, noting that projecting signs must have 8 feet of clearance below when above a sidewalk. Because the proposed sign is projecting over a landscape bed which is clearly delineated from the public sidewalk, Staff has no concern related to the sign having 5.5 feet of clearance at the bottom of the sign.

Parking

The applicant is also proposing the "5,000 Acres: Farm Stand on the Patio", a small farmer's stand. Farmer's markets are permitted as a temporary use in the Historic Core district, per Table 153.172A. The farm stand, wholly contained within the existing patio, is proposed on Thursdays from 4PM to 7PM and Fridays from 9AM to 12PM, June through September. Table 153.173C states that Retail uses require 3 parking spaces per 1,000 square feet. The farm stand will temporarily increase the used footprint of the building by 250 SF, and does not require additional parking spaces, because the building currently has access to abundant parking in nearby public lots along Sells Alley (>50 spaces), and a 250 SF increase will only generate one additional required parking space, which is already present. Farm stand hours of operation will also be opposite hours to the other businesses in the building. Moreover, the applicants plan to also direct customers to nearby public parking lots in the Historic District. Based on circumstances, a Parking Plan is not required, and staff supports the additional use as proposed.



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 proposed MP is consistent with Historic District Code Site Development Standards Section 153.173 (M)(7)(b) and Table 153.173L for building-mounted signs. The proposed farm stand is compliant with Table 153.172A, and will enliven the street with a temporary walkable commercial use, meeting the goals of the <i>Guidelines</i> Chapter 2.4 for the Historic Core.
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.	Criteria Met. The proposed farm stand meets Code and use requirements, and there is adequate parking.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met with Condition. The proposal responds to the <i>Historic Design Guidelines</i> by utilizing a sign design that meets material and stylistic recommendations. Staff recommends that the bracket be mounted at the mortar joints, rather than into the historic stone. This is in accordance with the Guidelines 7.10 B that projecting sign brackets be "architecturally appropriate", which relates to preservation of historic fabric.

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 farm stand will enliven a highly-visible front patio with evening and weekend uses. The proposed color of the sign face matches the building trim 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*.
- Not Applicable.** No new buildings or modifications are proposed.
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. No additional buffering or screening is required.

Recommendations

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

- 1) That the applicant mount the sign bracket in the closest mortar joints, relative to this approved location, rather than drilling directly into the east stone façade in order to preserve the historic fabric of the building.