

## 21-012ARB-MPR – COHATCH – SIGNS

### Summary

Proposal for the installation of two signs for a new construction commercial building located within Historic Dublin.

### Site Location

Southeast of the intersection of North Street with N. High Street.

### Zoning

HD-HC, Historic District – Historic Core District

### Property Owner

25 North Company, LTD

### Applicant/Representative

Oliver Holtsberry, DaNite Sign Company

### Applicable Land Use Regulations

Zoning Code Sections 153.066 and 153.170 and the *Historic Dublin Design Guidelines*.

### Case Manager

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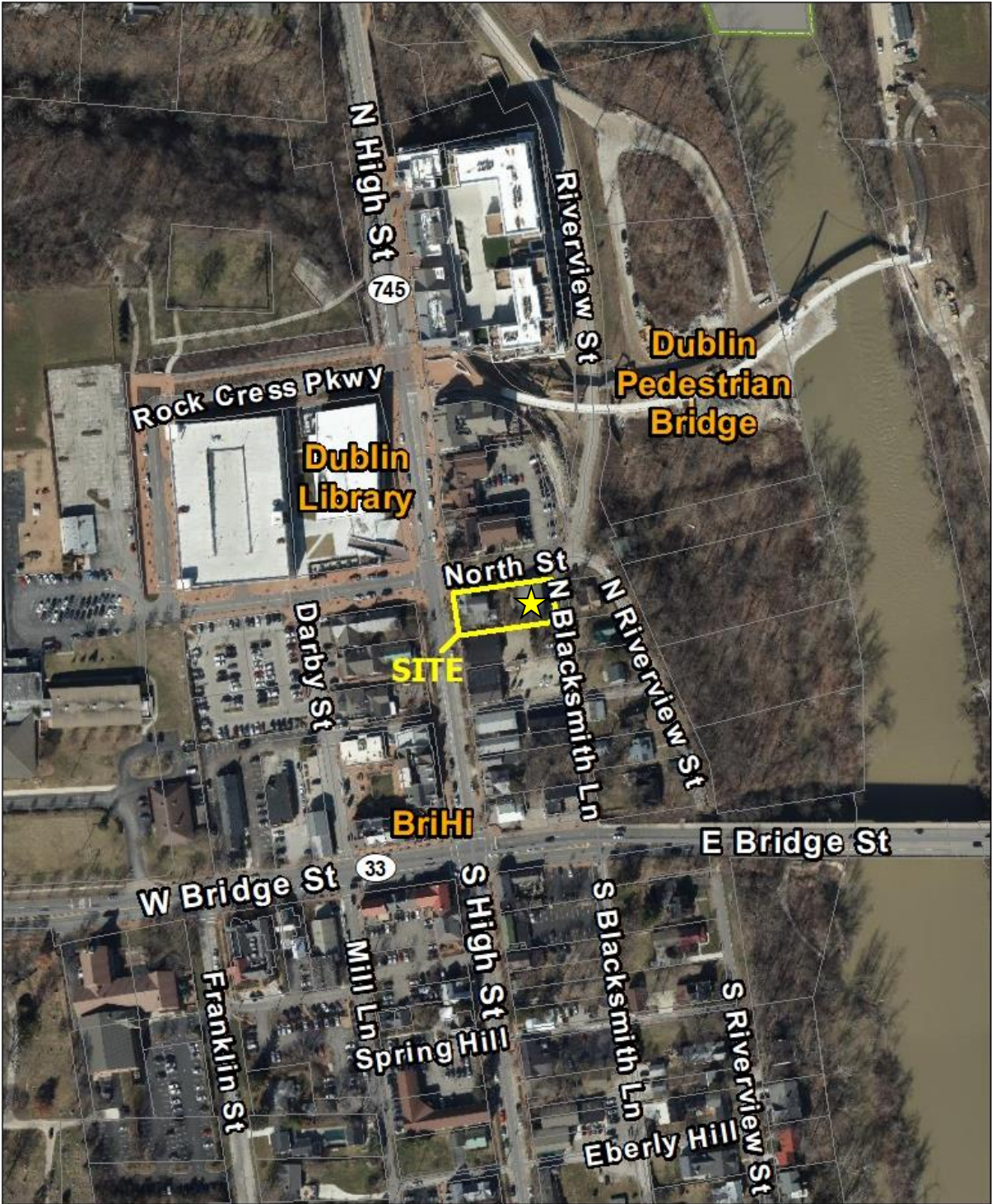
### Next Steps

The Architectural Review Board (ARB) is the final reviewing body for this application. Upon approval from the ARB, the applicant may apply for permanent sign permits through Building Standards.

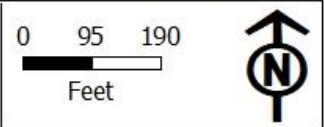
### Zoning Map



1. Context Map



21-012MPR  
Minor Project Review  
CoHatch  
56 N. High Street



## 2. Overview

### Background

The 0.27-acre parcel has approximately 70 feet of frontage along N. High Street and N. Blacksmith Lane, and 170 feet of frontage on North Street. There is a significant amount of grade change across the site from west to east.

Today, the site contains two structures: a 2.5-story commercial building built in the 1890s along N. High Street (56 N. High Street) and a new 2.5-story commercial building currently under construction. The signs are proposed for the new building at 25 North Street (CoHatch).

The CoHatch building has frontage along North Street and N. Blacksmith Lane. A plaza is planned to be located between the 56 N. High Street and 25 North Street building. The main entrance to the CoHatch building is located on the west elevation adjacent to the plaza. Secondary entrances provided along N. Blacksmith Lane including the ADA accessible entrance.

### Site Characteristics

#### *Natural Features*

A stone wall runs parallel to North Street within the right-of-way. Significant grade change occurs across the site from west to east, dropping 16 feet from the N. High Street to North Blacksmith Lane.

#### *Historic and Cultural Facilities*

The existing adjacent structure on N. High Street was constructed in the 1890s, is on the National Register of Historic Places and is considered contributing, while the CoHatch building (FDP approved by ARB in January, 2020), is currently under construction.

#### *Surrounding Land Use and Development Character*

North: HD-HC: Historic Core (Commercial)  
East: HD-HC: Historic Core (Commercial)  
South: HD-HC: Historic Core (Commercial)  
West: HD-HC: Historic Core (Commercial)

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

Vehicular access to the site is provided from Blacksmith Lane. Pedestrian facilities are provided along N. High Street and will be available along North Street following completion of the construction of the CoHatch building.

### Proposal

The applicant is proposing a total of two new building mounted signs on the north elevation of the CoHatch building. Projecting signs and wall signs are permitted to be a maximum of eight square feet in size with projecting signs requiring a minimum of 8 feet of clear area below the sign. Additionally, Code permits a combination of two signs types per street-facing elevation in the Historic Core district, with a maximum of 3 signs permitted. This proposal meets these requirements.

### *Wall Sign Details*

The proposed wall sign is located on the north elevation of the CoHatch building, facing North Street. The sign, constructed of a 1.5-inch thick routed HDU panel, is proposed to be located between two windows on the lower level of the building. The square sign is 33 inches in height and width, for a total size of approximately 7.5 square feet. The sign is proposed to be mounted at a total height of 8 feet. The background is painted gray, while the copy is painted green (PMS 2256). The sign will be externally illuminated using a modern gooseneck lighting fixture. The applicant should provide specifications for the proposed gooseneck fixture to ensure a high quality product is utilized, subject to Staff approval.

### *Projecting Sign Details*

The proposed projecting sign is also located on the north elevation of the new construction building. The double-sided sign, constructed of two 1.5-inch thick routed HDU panels adhered back-to-back, is proposed to be located adjacent to the primary entry near a central hardscaped plaza. The circular sign is 33 inches in diameter, for a total of approximately 6 square feet. The sign is proposed to be mounted at a total height of 11'-3", with a clearance of 8'-6" provided. The background is painted green (PMS 2256), while the raised border and copy are painted white. The sign is supported by a black aluminum bracket. The sign will be externally illuminated using a modern gooseneck lighting fixture to match the wall sign.

## 3. Criteria Analysis

### *Minor Project Review Analysis [§153.176(I)]*

- 1) The Minor Project is consistent with the Community Plan, applicable Zoning Code requirements, Historic District Guidelines, and adopted plans, policies, and regulations. Criteria Met. The proposal is consistent with the Community Plan, and all adopted plans, policies, and regulations. The applicant is proposing two building-mounted signs which meet the applicable regulations.
- 2) The Minor Project is consistent with the approved Final Development Plan. Criteria Met. The proposal does not significantly modify the approved FDP.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff report, and the Director's recommendation. Criteria Met. The proposal is for two high-quality signs and is consistent with the record established by the ARB.
- 4) The Minor Project meets all applicable use standards. Not Applicable. There are no applicable use standards.
- 5) The proposed improvements are consistent with the Historic Design Guidelines. Criteria Met. The proposal meets all applicable Zoning Code requirements and responds to the Historic Dublin Design Guidelines by using high quality materials and design elements.

- 6) The MP 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.
- 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. The proposal does not impact building siting.
- 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 is for two building mounted signs which meet all applicable Code requirements and respond to the Historic Design Guidelines.

#### *Historic Dublin Sign Design Guidelines*

- 1) Signs should have a quality design with simple graphics and simple messages.  
Guideline Met. The proposed signs have a simple graphic and message, and will be constructed of a durable material.
- 2) Sign material should be appropriate to the Historic District.  
Guideline Met. The sign material is an HDU panel, which is appropriate within the Historic District.
- 3) The placement of signs should be pedestrian-oriented and proportionate to the size of the building where they are installed.  
Guideline Met. The location of the proposed signs meet zoning criteria and is appropriately placed on the façade.
- 4) The sign lighting should be appropriate to the Historic District.  
Criteria Met with Condition. The applicant is proposing to externally illuminate the signs with modern black gooseneck fixtures. The applicant should provide light fixture specifications to ensure a high-quality fixture is being utilized, subject to Staff approval.

## **4. Recommendation**

Planning recommends **approval** of the proposed minor project with two conditions:

1. That the applicant apply for and successfully obtain permanent sign permits through the Building Standards Division prior to installation of the signs.
2. That the applicant provide light fixture specifications to ensure a high quality fixture is used, subject to Staff approval.