

## 21-054ARB-MPR – 16 N. HIGH STREET – SIGN

### Summary

Installation of an approximately 8-square-foot wall sign and 4.24-square-foot projecting sign at an existing tenant space located in Historic Dublin.

### Site Location

The site is located east of N. High Street, approximately 125-feet north of the intersection with Bridge Street

### Zoning

HD-HC: Historic District, Historic Core District

### Representative

Lisa George

### Applicable Land Use Regulations

Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*.

### Case Manager

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### Next Steps



Upon review and approval of a Minor Project Review by the Architectural Review Board (ARB), the applicant may apply for Permanent Sign Permits through Building Standards.

### Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>21-054MPR Minor Project Review Readings by Lisa 16 N. High Street</p>	<p>0 75 150 Feet</p> 
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## 2. Overview

### Background

The site is located northeast of the intersection of N. High Street and Bridge Street and is zoned Historic District – Historic Core. The site contains two structures on a single 0.26-acre parcel. There is a surface parking lot to the rear (east) of the property accessed from N. Blacksmith Lane, and one on-street parking space along N. High Street in front of the site. A brick sidewalk lines the west property line along N. High Street.

In September 2019, the Architectural Review Board (ARB) approved an application for site and building improvements for both buildings on the site. Additionally, in November 2019, the ARB approved a Minor Project Review for the installation of two signs for the site.

### Site Characteristics

#### *Natural Features*

The site is developed and no natural features exist that would be impacted by the proposed modifications.

#### *Historic and Cultural Facilities*

16 N. High Street was listed in the National Registry of Historic Places (NRHP) in 1978. The Historic and Cultural Assessment of this building identifies the structure in good condition with excellent integrity

and is recommended as a contributing historic structure. Built in 1843, the stone building has a rectilinear footprint with a 1.5-story core, and a one-story addition spanning the width of the rear (east) elevation. The structure has a side-gable roof sheathed in standing seam metal, with two perpendicular gable dormers on the front (west) façade. The structure currently has a commercial use, but was originally built as a single-family dwelling.

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

North: Historic Dublin – Historic Core District (Retail)

East: Historic Dublin – Historic Residential District (Residential)

South: Historic Dublin – Historic Core District (Restaurant)

West: Historic Dublin – Historic Core District (Restaurant, Retail)

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

The site has frontage on N. High Street to the west. Pedestrian access is provided by a public sidewalk along N. High Street and a shared private alley with another structure, which provides access to the rear parking lot.

### Proposal

The applicant is requesting review and approval of a Minor Project Review for the installation of one projecting sign and one wall sign for an existing tenant space on the site.

#### *Sign Details*

For this tenant space, Code permits a combination of two sign types. Wall and projecting signs are each permitted to be a maximum of 8 square feet in size, and installed at a maximum height of 15 feet. Additionally, projecting signs are required to be installed within 6 feet of the primary entrance

to the tenant space, as measured horizontally along the building façade. Signs are permitted to be a maximum of three colors.

The applicant is proposing the installation of a wall sign on the front façade of the building. The dimensions of the wall sign are proposed to be 18 inches in height and 64 inches in width, totaling 8 square feet in size. The sign will be installed at a maximum height of approximately 8.5 feet, and is located above the main entrance into the tenant space.

The applicant is also proposing a projecting sign, located south of the primary entrance into the tenant space. The projecting sign is proposed to be approximately 22 inches in height and 28 inches in width, for a total size of approximately 4.3 square feet. The sign is proposed to be installed at a maximum height of approximately 10 feet. Code requires that projecting signs be located within 6 feet of the primary entrance into the tenant space, as measured horizontally along the building façade. Staff recommends that the applicant locate the projecting sign between the primary entrance into the tenant space and the first window immediately south of the primary entrance to meet this requirement.

Both signs are constructed using a 2-inch thick High Density Urethane (HDU) material with 0.5-inch raised border and copy. The applicant is proposing a total of four colors for both signs; metallic gold, white, dark red/brown, and the logo. Color selections are from the Old Village Buttermilk Paint Collection. Code permits a maximum of three colors, therefore Staff is recommending that all the text on each sign be painted the gold color to meet this requirement.

### 3. Review Criteria

#### *Minor Project Review Analysis*

- 1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.*  
Criteria Met with Conditions. The proposal is largely consistent with all applicable plans, guidelines and policies. However, the proposed signs have one more color than Code permits, and the projecting sign is located further away from the primary entrance into the tenant space than Code permits. Staff is recommending that the applicant reduce the number of colors and locate the projecting sign closer to the primary entrance.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*  
Not Applicable. There is no FDP for this site.
- 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 with Conditions. The MP is largely consistent with the record established by the ARB; however, the applicant should reduce the number of colors present on the signs and locate the projecting sign closer to the primary entrance into the tenant space.
- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met. The MP meets all applicable use standards regulations.

- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*  
Criteria Met. The proposal responds to the HDG by utilizing a high-quality material and a combination of sign types that add to the vibrancy of the area.
- 6) *The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.*  
Criteria Met. The proposal is consistent with the surrounding historic context and character. Signs are appropriately scaled.
- 7) *The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.*  
Not Applicable. The proposal does not significantly impact the overall site plan.
- 8) *The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.*  
Criteria Met with Conditions. The number of colors on the signs should be reduced, and the applicant should locate the projecting sign closer to the primary entrance to the tenant space.

#### 4. Recommendation

Planning recommends **approval** of the **Minor Project Review** with the following conditions:

- 1) The applicant apply for and successfully obtain approval of a Permanent Sign Permit through Building Standards prior to installation;
- 2) All text on both the wall sign and projecting sign be metallic gold in color;
- 3) The projecting sign be located between the primary entrance to the tenant space and the first window immediately south of the primary entrance and within 6 feet of the primary entrance, subject to Staff approval; and,
- 4) The applicant remove all temporary signage prior to the installation of the new permanent signs.