

# 22-034MPR – 22-042MSP – FOX IN THE SNOW – MINOR PROJECT REVIEW & MASTER SIGN PLAN

## Summary

Minor Project Review for exterior modifications, and a Master Sign Plan for an existing building on a .29-acre site zoned Historic Dublin – Historic Core.

## Site Location

The 0.29-acre site is located northwest of the intersection of West Bridge Street and Mill Lane.

## Zoning

HD-HC, Historic District – Historic Core District

## Property Owner

Shanghi Enterprises, LLC

## Applicant/Representative

Andrew Rosenthal, GRA+D Architects;  
Fox in the Snow; and  
Jason Liu, Shanghi Enterprises, LLC.

## Applicable Land Use Regulations

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

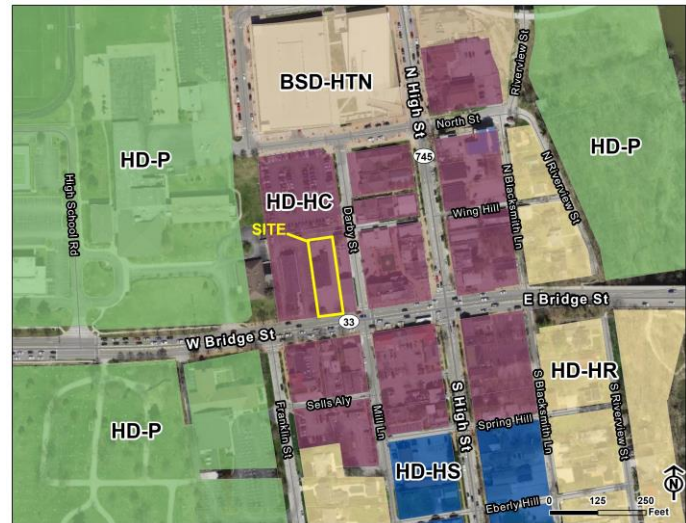
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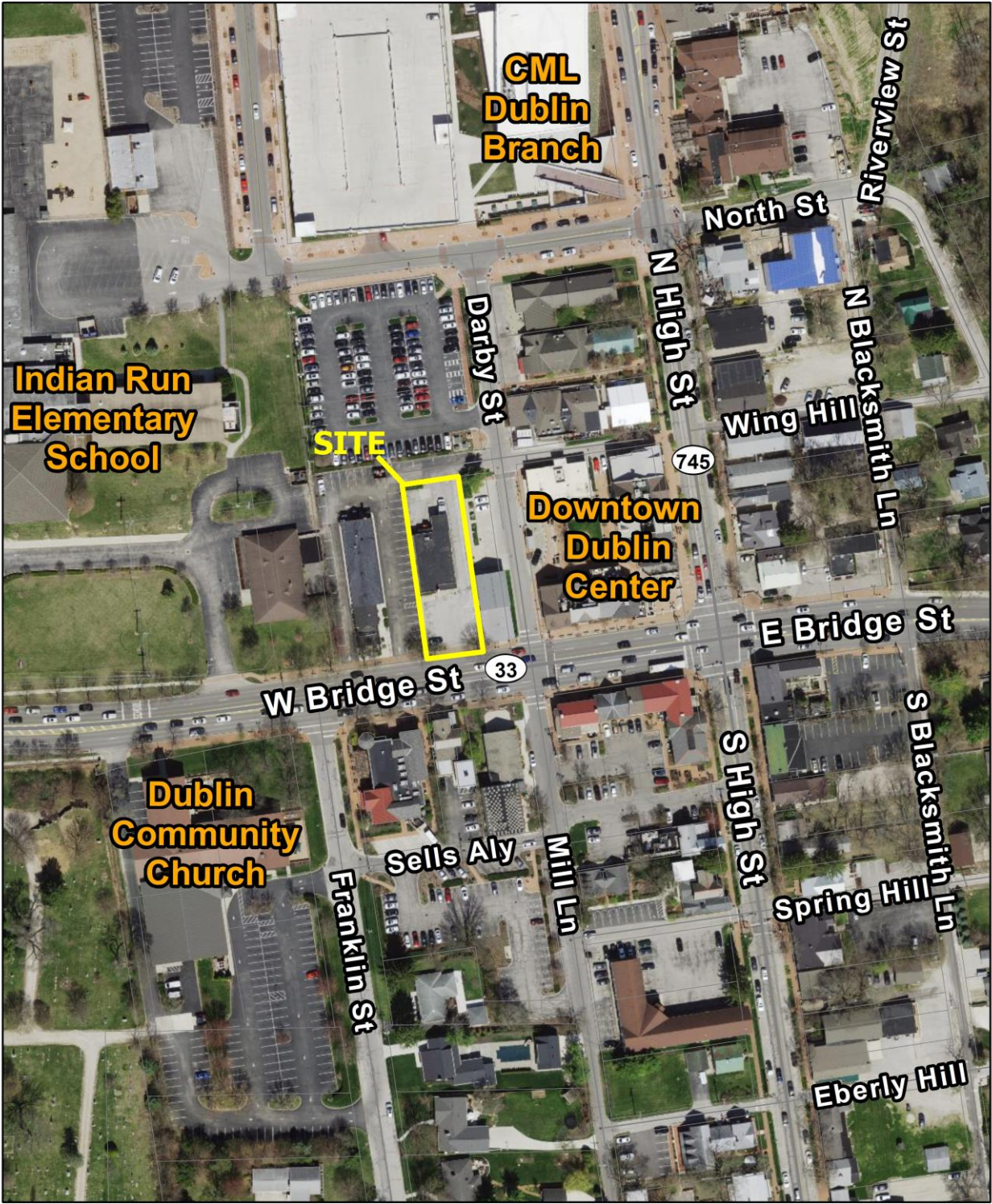
## Next Steps

Upon review and determination of the Minor Project Review by the Architectural Review Board (ARB), the applicant is eligible to file a formal application for building permits with Building Standards.

## Zoning Map



1. Context Map





## 2. Overview

### Background

The 0.29-acre site has approximately 63 feet of frontage along W. Bridge Street. The site contains an existing single-story masonry building, built in 1965, of an International Style which originally served as a U.S. Post Office until 1982. In more recent years, it has served as an off-site restaurant storage facility. In November 2005, ARB approved the replacement of an existing sign with modifications to the sign design with conditions. In May 1995, the Board of Zoning Appeals approved a variance to permit a wall sign in combination with a ground sign due to a hardship regarding building setback.

The applicant is proposing a combined application request for a Minor Project (MP) for exterior modifications and a Master Sign Plan (MSP) to permit a wall sign to create a coffee shop.

### Franklin Street Expansion Background

In light of the Franklin Street extension (City project due to start construction in spring of 2023) which will have a cascading effect on the parking of this site and the site directly west, significant discussions have occurred with the property owner, and the City. The same entity owns both this property and 50 W. Bridge Street. The Franklin Street extension will affect the parking and circulation for 38 and 50 W. Bridge Street and each site is, and will, rely on a shared parking agreement. The property owner, future tenant, and the City of Dublin will submit a joint ARB application for future site modifications for 38 W. Bridge Street at the appropriate time.

### Site Characteristics

#### *Natural Features*

The site is fully developed, and no significant natural features exist.

#### *Historic and Cultural Facilities*

The International Style building is a single-story masonry and stone structure with a rectilinear footprint, flat roof, and a large glazed storefront window. The building is recommended contributing in the City's Historic and Cultural Assessment (2017), and receives positive integrity indications for location, design, workmanship, feeling, setting, association, and materials.

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

North: Historic District – Historic Core District (Commercial)

East: Historic District – Historic Core District (Commercial)

South: Historic District – Historic Core District (Commercial)

West: Historic District – Historic Core District (Commercial)

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

The site has frontage on W. Bridge Street, which has pedestrian sidewalks. There are existing on-site sidewalks providing access from the public sidewalk to the front façade of the building.

### Minor Project Proposal

The applicant is proposing minor exterior modifications to an existing 2,958-square-foot building and minor site modifications. This project is unique in that the building location and site layout does not conform to current Code; however, when the current Code was adopted, stipulations allowed existing buildings to remain as is. Staff has worked with the applicant to bring the proposal closer

to meeting the Code, with the understanding that the future site work, based on the Franklin Street project, will allow the site to be in greater conformance with the Code.

#### *South Elevation (Storefront)*

The applicant is proposing new steel frame windows within the existing storefront window opening and a new entry door system. The hot rolled steel windows and door will be custom fabricated by A&S Window and will require a Waiver. The steel will retain a natural patina finished in a clear coat. Glazing for the windows and door will be double pane 1-inch insulated glass. The applicant is proposing to add muntins in the storefront windows which is important to the applicant's brand image. The stone sill will be maintained in the existing opening of the storefront window. The front entry door will retain its existing opening with three separate glass panels, which form an L-shape around the door.

Preservation Designs LTD (PDL), the City's preservation architect, was consulted on this project, and their memo states:

*"Both front and east elevation windows represent the small-scale horizontal elements that are required in making this building exemplify International Style. The proposed window and storefront changes are not compatible with the International Style in terms of proportion and material finish. It is preferable that the existing storefront windows remain. Adding muntins would take away from the simple material aesthetic of the glass, and changing the window proportions alters the overall material composition of both elevations."*

Staff has met with the applicant and recommended that the storefront windows be like-for-like replacements of the originals, without muntins. Staff also recommended that the front entry door maintain one large opening for glazing to be historically appropriate. Staff had no concerns with the windows around the front entry door as they are remaining in their form. The applicant responded that the windows and muntins were part of their brand and declined to modify the application.

The applicant is proposing to finish the existing covered entry ceiling with cedar planks because it has had water damage over the years. The existing metal columns will be replaced to match both materials and form.

#### *East Elevation*

The applicant is proposing a new steel frame window in an enlarged opening to expand the existing horizontal window opening. The stone sill will be reused in both new window openings.

PDL states in their memo:

*"The grouping of windows in a line is meant to be read as a single horizontal rectangle. The profiles should be no wider than the existing. The existing windows are an anodized aluminum and it is preferable that the existing east windows remain. If the windows must be replaced, anodized aluminum with an equally small profile would be the first choice, followed by stainless steel. Adding muntins would take away from the simple material aesthetic of the glass, and changing the window proportions alters the overall material composition of both elevations."*

Staff recommended to the applicant to maintain the horizontal rectangle form of the existing windows on the east elevation by adding another horizontal window band. Additionally, portions of the existing brick wall just below the existing horizontal window are spalling and this replacement. Another horizontal window below the existing window could address a blank façade and monotony of brick material as recommended in the *Historic Design Guidelines*. However, Staff would not

recommend the proposed square window, since it is not architecturally appropriate to the horizontal ribbon window. The pattern and proportion of the windows are unlike other buildings found in the District due to the distinct architectural character of the International Style. If muntins are desired by the applicant, Staff recommends that they be recessed into the windows and painted black to be less apparent from the exterior. Staff recognizes that updates to older buildings are necessary over time to make them appealing for modern uses, but they should remain historically appropriate for the building architecture.

#### *Utilities and Rooftop Equipment Screening*

On the south elevation, the existing gas meter will be painted Repose Gray SW 7015 to match the stone wall on the front building façade. On the east elevation, the existing electric service will be painted Rookwood Terra Cotta Matte SW2803 to match the existing brick. Both utilities are existing. The *Historic District Guidelines* suggest all utility equipment to be screened from view of any public right-of-way or adjacent property and be located to the rear of the building. Painting the utilities to coordinate with the building façade material color will help to conceal them as a sensible alternative to moving them.

Additionally, the applicant is proposing to add two mechanical units to the roof: HVAC and hood fans. Both mechanical units will be fully screened by Industrial Louvers Inc. extruded aluminum screening, model 250XPI, in an Anodic Clear 399C210 FP color to mimic a galvanized metal color which is historically appropriate for the building architecture. See the Waiver section for more details. The mechanical unit screening for each unit is 4 feet 8 inches in height, and when combined with the height of the existing building at 15 feet 8 inches, the combined total height is 20 feet 4 inches. The maximum building height requirement of 30 feet is met.

#### *Lighting*

The applicant is proposing to replace two existing non-compliant flood lights on the east elevation with two compliant black Hubbell Sling Series cut-off light fixtures. While the proposed light fixtures exceed 900 lumens, they are full-cut-off, and therefore compliant. The light fixtures also align with the HD Code and the *Historic District Guidelines* in design simplicity and scale. The rear loading dock underside canopy lighting on the north elevation will remain and function as full cut-off based on the light detail. The flood light on the north elevation will be removed and not replaced.

#### *Site Landscaping, Trellis System, and Screening*

The applicant is proposing a new stand-off Jakob GreenGuide trellis system on the front/south building façade, attached to the stone wall at mortar joints. The trellis wire structure will be erected in a horizontal form to mimic other horizontal architectural elements seen on the building. The climbing Boston Ivy and boxwood is a key feature seen elsewhere at other Fox in the Snow locations and will bring visual interest to the building façade. The ivy will be continuously maintained and trimmed to form a circle around the proposed Fox in the Snow wall sign.

Additionally, the applicant is proposing Boxwood and Karl Foerster Feather Reed Grass in various new planting beds on site. Emerald Green Arborvitae will be added along the west elevation to partially screen the existing dumpster area. The dumpster screening will be brought into full compliance with the future application related to the Franklin Street extension site work. Existing planting beds along the front façade contain plantings that are in poor condition and will be replaced with yew, boxwood, Caramel Coral Bells, and low growing juniper. Staff supports the proposed landscaping additions which help meet the recommendations outlined in the *Historic District Guidelines*.

### *Parking*

The curb cuts and parking layout will remain largely unchanged. Re-stripping existing parking spaces and the installation of two new planters will bring the site closer to modern Code. Parking space dimensions do not currently meet the Historic District Code requirements and will be brought into compliance with the future Franklin Street site work project; site circulation will be greatly improved at that time as well. A new ADA parking space and ramp area will be constructed at the building entrance.

Required parking per Code for eating/drinking establishments is 10 spaces per 1,000-square-foot minimum: 30 spaces are needed. The applicant is proposing 18 spaces including 1 ADA space with an additional 12 parking spaces to be obtained through a Shared Parking Agreement with the adjacent property owner (50 W. Bridge Street), who also owns this property. A letter to this effect has been provided. Once construction of the Franklin Street site project is completed, the shared parking will exist in perpetuity.

### *Maintenance and Removal of Existing Features*

The applicant is proposing to remove the bollards and flag pole in front of the building. Various other exterior features are deteriorating and are in need of repair. The applicant is proposing to clean, repair, or replace the rear awning near the loading dock area. If the awning is replaced, the applicant is proposing a black awning to coordinate with other proposed building features. Staff recommends that if the awning must be fully replaced, that ARB permits the applicant to work with Staff to administratively approve the replacement. Lastly, the applicant is proposing to paint the cast iron downspout boot of the existing gutter and downspout Terra Cotta SW2803.

### **Master Sign Plan Proposal**

A MSP is appropriate in this case because the sign deviates from the Code and uses the brand image as the wall sign. The sign contains no lettering. The sign is pedestrian in scale, halo illuminated, dimensional in its appearance, larger than the permitted 8-square-foot in size, and is custom made aluminum.

The applicant is proposing an approximately 10-square-foot wall sign located on the front elevation facing W. Bridge Street. The sign is 5 feet 10 inches in length, and 3 feet 3 inches in width. It will be located at a height of 6 feet 4 inches from grade to the top of the sign, and it will be mounted to the existing stone wall by 4-inch stainless steel stand-offs attached at the mortar joints.

The material is a custom computer cut aluminum sign which is two-toned with white shading to accentuate the features of the fox on a Benjamin Moore Tuscan Green powder coated base. The wall sign image will be enclosed by a 6 foot 6 inch circle of Boston Ivy on the trellis wall, where the circle feature will be continuously maintained. The applicant is proposing back-lit custom LED halo illumination to provide visual interest from the street to the wall sign. Staff recommended the halo illumination to provide vibrancy to the streetscape, highlight the wall sign in a unique way, and to lessen the number of lighting fixtures mounted into the historic stone facade. Light shields will concentrate the lighting to the stone wall and prevent light from spilling out the sides of the metal wall sign.

## **3. MSP Criteria Analysis**

### **Master Sign Plan [§153.176]**

- 1) The MSP is consistent with the Community Plan, Historic Design Guidelines, and other adopted City plans and policies.*

Criteria Met. The proposed MSP is consistent with the Guidelines and all plans and policies. Although the wall sign differs in its appearance from other signs found in the Historic District, the fox is a brand image that will also serve as an artistic element. The proposed sign deviates from the Code in its size, logo, lack of dimensional lettering, and sign material.

- 2) *The proposed signs are appropriately sited and scaled to create a cohesive character that complements the surrounding environment and meets the intent of the architectural requirements of 153.174 Design Standards and the Historic District Design Guidelines.*

Criteria Met. The proposed wall sign is appropriately sited and scaled. Additionally, the sign does meet the Design Standards intent by activating the façade of the building. While the proposed sign deviates from the International Style architecture, it is unique and creative in its appearance and promotes pedestrian interaction. The halo illumination adds vibrancy to the streetscape which is encouraged by the *Historic Design Guidelines*.

- 3) *The proposed signs are not in conflict with public streets, open spaces, utilities, or rights-of-way, and do not impede the continued provision of services required by the City or other public agency.*

Criteria Met. The proposed wall sign is not in conflict with public streets, open spaces, utilities, or rights-of-way.

## 4. MPR Waiver Criteria

### Waiver #1:

Requirement: In lieu of compliance with the requirements of 153.173(I), an alternative approach to accommodate unique site conditions may be approved if the required reviewing body determines that the proposed alternative achieves the aesthetic, environmental, and screening results as well or better than compliance with the standards of 153.06 (I).

Request: To permit the use of extruded aluminum material for roof mechanical equipment screening. The request is reviewed against Section 153.173(I)(10) Alternative Screening.

### Waiver #2:

Requirement: Windows shall be wood, metal-clad wood, or vinyl-clad wood. ARB may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.

Request: To permit the use of steel framed windows. The request is reviewed against Section 153.174(D)(1) Windows.

- 1) *The need for the Waivers is caused by unique site conditions, the use of or conditions on the property, or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;*

Not applicable. Neither request is related to site conditions including easements and rights-of-way.

- 2) *The Waivers, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole;*

Criteria Met. The proposed material of the steel framed windows and of the mechanical roof top screening are of high quality, architecturally appropriate for the International Style, and supported by Staff. Additionally, PDL has expressed support for steel windows.

*3) The Waivers, if approved, will generally meet the spirit and intent of the Community Plan, requirements in Code 153.170 through 153.178;*

Criteria Met. The Waivers generally meet the spirit and intent of the Community Plan and requirements in Code. The intent of these requests is to utilize materials that would have been commonly used in the 1960s when the International Style architecture was prevalent. The materials are of high-quality and durable.

*4) The Waivers are not being requested solely to reduce cost or as a matter of general convenience;*

Criteria Met. The Waivers are not being requested to solely reduce the cost of the project or as a matter of convenience, but to choose high quality materials that are appropriate to the architecture.

*5) The Waivers, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;*

Criteria Met. The applicant has chosen high quality materials that are architecturally appropriate and durable.

*6) The requested Waivers are better addressed with the Waivers rather than an amendment to the requirements of this Chapter;*

Criteria Met. Metal products are not explicitly permitted in Code because the District has very few buildings from this era. In this case, given the style of the building, these materials are compatible and appropriate.

*7) The Waivers do not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;*

Not Applicable. The proposed use of a coffee shop is permitted in the Historic Core.

*8) In the event of Waivers from numeric or dimensional standards, the Waivers does not exceed 20%;*

Not Applicable. Neither of the Waivers are a numeric or dimensional standard.

*9) In the event of Waivers from determinations of contributing or noncontributing status, the provisions of Section 153.175(J)(c) (sic) shall apply.*

Not Applicable. It shall be noted that the site is a contributing property.

## 5. MPR Criteria Analysis

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

*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 Waivers. The MP is consistent with the Community Plan, applicable Zoning Code requirements, and adopted plans, policies and regulations, when combined with the Waivers.



- 2) *In cases where a Minor Project is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.*  
Not Applicable. This site does not have an approved Preliminary or Final Development Plan.
- 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 Waivers. The MP is consistent with the record established by the ARB, the Staff report and the Director's recommendation. The proposal is a creative use of an existing site.
- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met. Coffee shop is a permitted use.
- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*  
Criteria Met with Condition. The proposal is generally consistent with recommendations of the *Historic Design Guidelines*. The east elevation horizontal ribbon window should not be enlarged, rather, another window opening is recommended below. The proposed window directly adjacent to the existing window is not recommended. Replacement windows should utilize similar materials as the original windows. Replacement awning color should complement the building and be historically appropriate in color.
- 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 with Waivers. The MP and Waivers are consistent with the surrounding historic context, character and scale of the immediate surroundings.
- 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 footprint of the building will not be expanded or altered, and it is appropriate to the District.
- 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 Condition. Initial landscaping and dumpster screening are proposed, with further screening and landscaping ensured via a recommended condition of approval.

## 6. Recommendations

### *Waiver Reviews*

Staff recommends **approval** of the extruded aluminum exterior material Waiver for the mechanical rooftop screening.

Staff recommends **approval** of the steel exterior material Waiver for all window and door framing.

### *Minor Project Review*

Planning recommends **approval** of the proposed Minor Project with conditions

- 1) The site circulation will change with the impacts of the Franklin Street improvements. Within two years, the owner of the properties at 38 and 50 W. Bridge Street, this tenant, and the City, shall make a joint application for a Minor Project to address parking layout, parking space sizes, and circulation; pedestrian circulation; bike parking; landscaping and screening;

and dumpster location/s and required screening at the time of the Franklin Street extension project on both properties;

- 2) If the Franklin Street site circulation project (condition 1) is not completed within 2 years, the dumpster enclosure must be fully screened;
- 3) The square window on the east elevation shall not be approved and muntins on the south façade shall not be approved. The applicant shall work with staff on the arrangement of the horizontal ribbon window on the east elevation, including muntin design, to better respond to the architectural style of the building;
- 4) All items which require maintenance, repair, or replacement, which include but are not limited to, the rear awning, gutters and downspouts, and chipping paint will be fully addressed to the City's satisfaction, within one year; and
- 5) That the applicant work with Staff to administratively approve any color changes to the awning on the north elevation.

*Master Sign Plan Review*

Planning recommends **approval** of the proposed Master Sign Plan with condition:

- 1) That the applicant apply for permanent sign permits through Building Standards prior to erecting the wall sign.