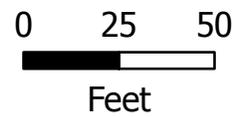


14-101MPR
Minor Project Review
Chelsea Borough Home Sign
54 South High Street



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 13, 2014

The Administrative Review Team made the following determination at this meeting:

**2. BSC Historic Core – Chelsea Borough Home 54 South High Street
14-101ARB-MPR Minor Project Review**

Proposal: A request for a new 9.58-square-foot wall sign for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill.

Request: Review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Bruce Sommerfelt, Signcom, Inc.

Planning Contact: Andrew Crozier, Planning Assistant

Contact Information: (614) 410-4663, acrozier@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this request for Minor Project Review with one condition:

- 1) That the sign area be reduced to eight square feet to meet Code and a revised plan and sign details be submitted with the sign permit.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy, Planning Director

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 16, 2014

DETERMINATIONS

**2. BSC Historic Core – Chelsea Borough Home
14-101ARB-MPR**

**54 South High Street
Minor Project Review**

Andrew Crozier said this is a request for a new 9.58-square-foot wall sign for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier said this application was introduced last month to the ART. He explained at that time, the sign was proposed to be attached to a wooden post in the right-of-way. He reported that the applicant has since changed the proposal to a wall sign. He said the proposed wall sign meets Code for location, height, and colors and fits in with the character of the surrounding buildings. He said the proposed sign does not meet Code for size and will need to be reduced from 9.58 square feet to 8 square feet.

Mr. Crozier presented a photo of the proposed sign. He said the application has since been revised, and the condition of approval has been met, and so the revised sign will be forwarded to the ARB.

Mr. Crozier said a recommendation of approval to the Architectural Review Board with one condition is recommended:

- 1) That the sign area be reduced to eight square feet to meet Code and a revised plan and sign details be submitted with the sign permit.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application for a Minor Project Review.

Fred Hahn commented that the sign appears to be appropriately located on the building wall. He said the rendering makes the sign look large, and reducing the sign to 8 square feet would help.

Mr. Langworthy confirmed the ART's recommendation of approval with one condition to the Architectural Review Board.



**Land Use and Long
Range Planning**

5800 Shier Rings Road
Dublin, Ohio 43016-1236

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 16, 2014

INTRODUCTIONS

**2. BSC Historic Core – Chelsea Borough Home
14-101ARB-MPR**

**54 South High Street
Minor Project Review**

Andrew Crozier said this is a request for a new 3.8-square-foot panel sign and associated wooden post for an existing building on the east side of South High Street, between Spring Hill and Eberly Hill. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Crozier presented the site layout and the proposed sign. He explained the top of the sign, as it is hung from the pole, reaches 5 feet, 10 inches, while the overall height of the pole is seven feet. He stated the Code maximum height requirement is measured to whichever is higher, and in this case it is the post, which exceeds the Code requirement of six feet by one foot. He presented the illustration of the proposed sign, which encroaches within the right-of-way. He explained that all ground signs must be eight feet from the right-of-way or the property line. He said the proposed sign type is inconsistent with surrounding signs as most buildings have projecting signs. He showed the ground sign next door, which is permitted as it is set back from the right-of-way and meets other requirements. He summarized that Planning's initial view is that a ground sign is not recommended for this site because the existing structure is sited at the right-of-way. He suggested a wall sign or a projecting sign as an alternative.

Mr. Crozier suggested that the ART consider recommending approval for the proposed aluminum sign material because metal is permitted in the Historic District, and an aluminum sign was recently approved by the ART in this area.

Jeff Tyler asked if the sign would be illuminated. Mr. Crozier answered it would not.

Gary Gunderman asked if a projecting sign would fit on this structure and still meet Code. Mr. Crozier said an eight-foot clearance above the sidewalk is required. He referred to a photo of the site, and stated he was not sure that there would be enough clearance based on the height of the building. He stated that a wall sign might be the only appropriate option.

Jennifer Rauch indicated a wall sign should be recommended.

Mr. Gunderman confirmed ART's recommendation of a wall sign as the best option.

Ms. Rauch said the applicant desired the Architectural Review Board meeting on November 19, needing an ART determination by November 13. She said a Time Extension could be requested to allow the applicant to work through these issues, and the applicant could still meet the November dates for determinations.

Mr. Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.]



CITY OF DUBLIN

**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

MAY 25, 2005

The Architectural Review Board took the following action at this meeting:

1. **Architectural Review Board – 05-034ARB – 54 South High Street – Studio 54 Photography – Exterior Modifications**
Location: 0.18-acre lot located on the east side of South High Street approximately 75 feet south of the intersection of Spring Hill and South High Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of new signage, awnings, and paint color for the exterior trim.
Proposed Use: Personal and consumer services: photography studio.
Applicant: Kim Cessna, Studio 54 Photography, 54 South High Street, Dublin, Ohio 43017.
Staff Contact: Judson J. Rex, Planning Intern or Danielle M. Devlin, Senior Planner, AICP.
Contact Information: (614) 410-4663 / Email: jrex@dublin.oh.us or (614) 410-4649 / Email: ddevlin@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by Richard Taylor, to approve the new signage, awnings and paint color for the exterior trim, with four conditions:

- 1) That the proposed drapery panels for the main entrance be eliminated;
- 2) That the color of the fabric used to cover the proposed awnings be changed to black;
- 3) That a flat or matte finish be used for all paint; and
- 4) That a sign permit be obtained from Land Use and Long Range Planning prior to installation.

* Kim Cessna agreed to the above conditions.

The vote was as recorded below.

VOTE: 5 - 0

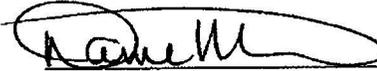
RESULT: The application was approved.

Dublin Architectural Review Board
Board Order –May 25, 2005
Case 05-034ARB – Page 2

RECORDED VOTES:

Allan Staub, Chair	Yes
Thomas Holton, V. Chair	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
Richard Taylor	Yes

STAFF CERTIFICATION



Danielle Devlin, AICP
Senior Planner



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

August 23, 1995

- CASE 1.** **Application ARB95-012 - Text Tronics - 54 South High Street**
Location: Existing building located on the east side of South High Street, approximately 250 feet south of East Bridge Street.
Existing Zoning: CB, Central Business District.
Request: Review and approval of the removal and replacement of cedar siding on the north elevation with fiber cement shingles, and a request to modify the previously approved proposed building trim and sign colors.
Proposed Use: Equipment cleaning and repair
Applicant: Text-Tronics Inc., c/o Michael E. Jones, Jester, Jones, Schifer, Feltham Architects, 106 South High Street, Dublin, Ohio 43017.

MOTION: To approve the fiber cement shingles, Supradur Pocono, along the north elevation and to approve the building trim and sign colors Casino Green (8116N), with the following amended conditions of approval and bases;

Conditions:

- 1) That the siding shingles be painted to match the rest of the building;
- 2) That the cedar shakes wrap around the northwest corner of the building, subject to staff approval; and
- 3) That the cement siding pattern and height be matched along the north elevation to the greatest extent possible.

Bases:

- 1) The proposed building material will help to reduce the spread of fire and therefore help to preserve the overall integrity and longevity of the structure.
- 2) The proposed Supradur Pocono siding will more closely resemble the existing siding than stucco would.
- 3) The use of cement siding along the north elevation of this structure will contribute to the overall integrity and longevity of the structure.

05-034ARB
Exterior Modifications
54 South High Street

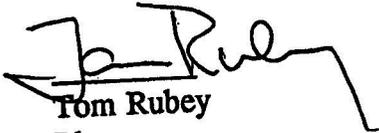
VOTE: 5-0

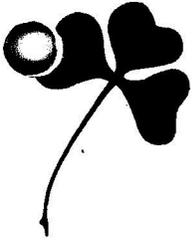
RESULT: This application was approved.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Yes
Marian Vance	Yes

STAFF CERTIFICATION


Tom Rubey
Planner



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

JULY 26, 1995

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

CASE 1. Application ARB95-012 - 54 South High Street - Text-Tronics Inc.
Location: Existing building located on the east side of South High Street, approximately 250 feet south of East Bridge Street.
Existing Zoning: CB, Central Business District
Request: Review and approval of the removal and replacement of cedar siding on the north elevation with stucco.
Proposed Use: Equipment cleaning and repair.
Applicant: Text-Tronics Inc., c/o Michael E. Jones, Jester, Jones, Schifer, Feltham Architects, 106 South High Street, Dublin, Ohio 43017.

MOTION: To table the application until the earliest practical time so that staff can gather additional information on the pricing, practicality, and non-combustibility of alternative siding materials.

VOTE: 4-0.

RESULT: This application was tabled.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Yes
Carole Olshavsky	Absent
Marian Vance	Yes

STAFF CERTIFICATION

Mary H. Newcomb
Mary Newcomb
Graduate Landscape Architect

05-034ARB
Exterior Modifications
54 South High Street



BOARD ORDER

ARCHITECTURAL REVIEW BOARD

June 28, 1995

CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43016-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

CASE 3. Application ARB95-012 - 54 South High Street - Text-Tronics Inc.
Location: Existing building located on the east side of South High Street, approximately 250 feet south of East Bridge Street.
Existing Zoning: CB, Central Business District
Request: Review and approval of signage, exterior painting, demolition of rear addition, removal of cedar siding on north elevation, addition of stucco on north elevation.
Proposed Use: Equipment cleaning and repair
Applicant: Text-Tronics Inc., c/o Michael E. Jones, Jester, Jones, Schifer, Feltham Architects, 106 South High Street, Dublin, Ohio 43017.

MOTION: To approve the signage, painting*, and demolition with the following conditions:

- 1) That the wall signs match the paint color and meet the height requirements of the Old Dublin Sign Guidelines;
- 2) That the phone/fax numbers on the wall sign be replaced with the street address, subject to Staff approval;
- 3) That the applicant secure a sign permit through the Division of Planning;
- 4) That any future additions be constructed of cedar to match the existing building, as opposed to stucco, and that the addition be reviewed by the Architectural Review Board;
- 5) That the existing and ground sign and post be removed prior to issuance of occupancy;
- 6) That the lattice and framework remain; and
- 7) That the street address be incorporated in the rear entrance sign or located above the door.

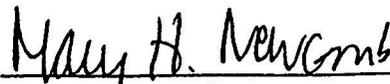
VOTE: 4-0.

RESULT: To table the request for the use of stucco so that Staff can investigate the use of fire retardant shingles, the addition of gypsum board, or an alternative material.

RECORDED VOTES:

Kerry Donahue	Yes
Larry Frimerman	Yes
Bill Miller	Absent
Carole Olshavsky	Yes
Marian Vance	Yes

STAFF CERTIFICATION


 Mary Newcomb
 Graduate Landscape Architect

* The approved paint colors, which were submitted by the applicant 05-034ARB Sweetwood (8744D) for the building and Ember Red (7191) for the trim Exterior Modifications 54 South High Street