

May 21, 2015

Minor Project Review

15-038ARB/MPR – Sign – BSD Historic Core District

Terra Gallery Sign 36 N. High Street

This is a proposal for the installation of a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. This is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Friday, May 8, 2015

Date of ART Recommendation

Thursday, May 21, 2015

Date of Architectural Review Board Determination

Wednesday, May 27, 2015

Case Managers

Jennifer M. Rauch, AICP, Senior Planner | 614.410.4690 or jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	6.5-square-foot projecting sign for an existing commercial building
<i>Property Address</i>	36 N. High Street
<i>Property Owner</i>	Ralco Properties, Inc.
<i>Applicant</i>	Jeff Hersey
<i>Case Managers</i>	Jennifer M. Rauch, AICP, Senior Planner

Application Contents

The existing building has one main entrance door flanked by two large storefront windows along the front façade with a front gable centered over the door. The entrance provides access to two different tenants. The Board approved a projecting sign for the tenant (Green Olive Company) occupying the southern portion of the tenant space, which indicated the sign centered above the main entrance. The northern tenant is proposing to install a 6.5-square-foot projecting sign located above their storefront window. The previously approved southern tenant sign will be relocated to be centered above their storefront window. The proposed sign will be attached with a decorative metal bracket to coordinate with the previously approved bracket. The sign material is indicated as a sand-blasted wood sign panel with raised letters and routed corners and edges and consists of two colors, a cream background color with black text.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Projecting Sign			
	Permitted	Proposed	Requirement
Number/Type	Combination of two different sign types, including ground signs and building-mounted signs.	One projecting sign	Met
Size	Max. of 8 sq. ft.	6.5 sq. ft.	Met
Location	Within 6 ft. of the principal entrance or on the wall associated with storefront; Not extend more than 14 in. from the face of the structure from which it is attached.	Above storefront window	Met
Height	Top: 15 feet Bottom: 8 feet	Top: 11 feet Bottom: 8 feet	Met with condition
Colors	5 colors when secondary image exceeds 20% of sign area	2: Cream and Black	Met

Building Standards, Engineering, Parks & Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion met. The proposed sign meets Code for number, size, color, and location. The applicant will be required to provide a dimensioned sign detail with the sign permit, and provide information showing the height requirements are met.

(e) **Building Relationships and Quality Development**

Criterion met. The proposed sign adds visual interest and is located in an architecturally appropriate place on the front elevation.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

Criterion met. The Community Plan notes that “Dublin’s built environment contributes positively to the community’s character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture.” The proposed sign will positively contribute to the aesthetic character of the Historic Core District.

Architectural Review Board Criteria

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. The following is an analysis based on those criteria.

Applicable General Review Standards

1) **Character and Materials Compatible with Context**

Criterion met. The proposed sign materials are appropriate for the character of the structure. The colors, material, and design of the sign are in keeping with the building’s characteristics.

2) **Recognition and Respect of Historical or Acquired Significance**

Criterion met. The proposed sign does not alter the acquired historic significance of the site or building.

3) **Compatible with Relevant Design Characteristics**

Criterion met. The proposed design accents the original character of the structure.

4) **Appropriate Massing and Building Form**

Not applicable.

5) **Appropriate Color Scheme**

Criterion met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines*.

6) **Complementary Sign Design**

Criterion met. The proposed sign design complements the existing structure and is appropriately located on the building, centered above the tenant space window.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with one condition.

- 1) The applicant submit detailed sign dimensions and information confirming the height requirements are met with the sign permit.