



# Minor Project Review

## 13-060ARB-MPR – BSC Historic Core District

### Sister's Sweet Shoppe – 45 N. High Street

This is a request for architectural and site modifications to an Existing Structure, including new awnings, landscape and walkway and rear patio improvements, new paint colors and a new sign for an existing business on the west side of North High Street south of the intersection with North Street. This is a request for review and approval of a Minor Project Review application in accordance with Zoning Code Section 153.062, 153.065, 153.170 and the *Historic Dublin Design Guidelines*.

#### **Date of Application Acceptance**

Tuesday, June 25, 2013

#### **Date of ART Recommendation**

Wednesday, July 3, 2013

#### **Date of Architectural Review Board Determination**

Wednesday, July 24, 2013

#### **Case Managers**

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	New awnings, landscape, walkway, rear patio improvements, new paint colors, and new sign.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	45 North High Street
<i>Property Owner</i>	Craig Sonksen
<i>Applicant</i>	Cedarbrook; represented by Lori Botkins
<i>Case Manager</i>	Jennifer Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us

### **Project Background**

On July 11, 2013, the Administrative Review Team made a recommendation of approval to the Architectural Review Board with three conditions:

- 1) The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
- 2) The proposed awning located along the front elevation be removed; and
- 3) The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

The applicant has revised the application to meet the three conditions recommended by ART.

### **Application Contents**

The revised proposal includes the installation of two awnings at the rear of the building on the west elevation at the rear entrance door and along the south elevation over an existing set of windows. The previously proposed awning at the front of the building was removed. The proposed awning color is *Sunbrella Jockey Red* and the design was revised to a shed style awning with a flat edge. The revised proposal includes the addition of a new awning sign on the rear of the building above the door.

The applicant is proposing to add two feet of brick pavers on each side of the existing concrete walkway that connects the front porch with the public sidewalk along North High Street. The site plan has been revised to extend the pavers to meet the public sidewalk. The existing entrance doors to the front and rear of the building will also be painted to match the proposed awnings and two matching planter boxes are proposed on the front porch. The applicant has included with the revised proposal to paint the window trim around the two front porch

windows to match the door. The applicant is proposing to cover the existing concrete patio area located to the rear of the building with a new flagstone colored tile.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Land Use and Long Range Planning & Building Standards

#### Minor Project Review

##### *§153.062(H) – Awnings*

Code permits awnings to be used as a protection from the elements, but must be designed to be consistent with the architecture of the building and the other awnings on the building. Code permits awnings to be canvas or decorative metal material.

##### *Historic Dublin Design Guidelines*

The *Guidelines* state awnings should be used on commercial storefronts to provide both shade and weather protection for the storefront and pedestrians walking along the sidewalk. Traditional flat, sloping awnings are recommended, while rounded or “bullnose” awnings should be avoided.

Planning and Building noted that the previously proposed awning style was out of character with the existing building design and recommended the proposed awning style be altered to a shed awning with a flat edge to match the gabled roof elements of the building. Planning also recommended the awning proposed along the front of the building be removed, as it was not appropriate for the Historic Cottage Commercial building type. The application was revised to meet these recommendations.

##### *§153.062(F) – Entrances and Pedestrianways*

Planning recommended the brick pavers proposed along the existing front entranceway be extended to connect with the existing brick public sidewalk and match the existing brick detail within the public sidewalk. The application was revised to meet these recommendations.

##### *§153.065(H) – Signs*

The site contains three existing signs: two at the front along North High Street and a third at the rear along Darby Street. The revised proposal includes the removal of the projecting sign located above the rear entrance door and the installation of a new awning sign.

<b>Proposed Awning Sign – Darby Street</b>			
Permitted		Proposed	Requirement
<i>Size</i>	20% of cumulative awning surface area, with max. 8 sq. ft.	8 sq. ft. awning sign	Met
<i>Location</i>	On any portion of the awning, affixed flat to the surface, and not extend vertically or horizontally beyond the awning.	The proposed sign will be located within the center of the valance portion of the awning.	Met
<i>Height</i>	15 ft.	Approximately 10 ft. from grade to the top of sign	Met
<i>Colors</i>	3 colors	1 color; white for text and logo	Met

## Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

### **PART III: APPLICABLE REVIEW STANDARDS**

#### **Application Review Procedure: Minor Project Review**

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

#### **Applicable Administrative Review Team**

##### **Minor Project Review Criteria**

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

(c) **Meets Applicable Zoning Regulations**

*Criterion Met with Conditions:* The proposal meets the Code with the conditions as listed below.

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

*Criterion Met.* The proposal adds additional detail and character to the Historic District and will help support a lively pedestrian environment in the Historic District.

##### **Architectural Review Board Review 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. Following is an analysis by the ART based on those criteria applicable to this proposal.

##### **General Review Standards**

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

*Criterion Met.* The proposal site and architectural modification are appropriate and compatible.

- 2) Recognition and Respect of Historical or Acquired Significance.  
*Criterion Met.* . The proposed awnings are located to the rear and do not alter the historic part of the structure.
- 5) Appropriate Color Scheme.  
*Criterion Met.* The proposed red color provides contrast to the building's neutral color scheme.
- 6) Complementary Sign Design.  
*Criterion Met with Condition.* The proposed replacement of the existing projecting for the new awning along the rear complements the building and is appropriate along the rear of the building. The existing projecting sign on the rear must be removed prior to the installation of the awning.
- 7) Appropriate Landscape Design.  
*Criterion Met.* The proposal pavers along the entrance walkway and the proposed planters will add appropriate design details to the front of the building.

#### **Alteration to Buildings, Structure, and Site Standards**

- 1) Reasonable Effort to Minimize Alteration of Buildings and Site.  
*Criterion Met.* The proposed modifications are minimal and largely located to the rear.
- 2) Conformance to Original Distinguishing Character.  
*Criterion Met.* The proposed awnings are located to the rear and do not alter the historic part of the structure.
- 3) Retention of Historic Building Features and Materials.  
*Criterion Met.* The proposal does not alter the historic building features or materials.

#### **PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval with conditions\*.

- 1) The awning style be modified to a sloped design with a flat edge, in lieu of the proposed rounded awning with a scalloped edge, subject to approval by Planning;
- 2) The proposed awning located along the front elevation be removed; and
- 3) The proposed brick pavers be extended to connect with the existing brick sidewalk and the applicant use the brick detail that coordinates with the existing brick sidewalk, subject to approval by Engineering.

\* The three conditions recommended by ART have been met with the revised proposal. Planning has recommended one additional condition.

- 4) The existing projecting sign on the rear be removed prior to the installation of the awning.