

Minor Project Review

15-005ARB-MPR – Sign – BSC Historic Core District

Dublin Bridge Street Firehouse 37 West Bridge Street

This is a proposal for site and architectural modifications to the Dublin Firehouse Building that include a new paint scheme and awnings for the building and new landscaping along the Bridge Street frontage. The site is located on the southwest corner of the intersection with Bridge Street and Mill Lane. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.057-.066, 153.170, and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Thursday, January 20, 2015

Date of ART Recommendation

Thursday, February 5, 2015

Date of Architectural Review Board Determination

Wednesday, February 25 2015

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Site and architectural improvements
<i>Property Address</i>	37 W. Bridge Street
<i>Property Owner</i>	Ronald B. Garvey, Managing Member
<i>Case Managers</i>	Katie Ashbaugh, Planning Assistant 614.410.4654 or kashbaugh@dublin.oh.us Jennifer Rauch, AICP Senior Planner 614.410.4690 or jrauch@dublin.oh.us

Historic Context

The site has an existing two-story, gable structure which is listed on the National Register of Historic Places. The north elevation of the structure is oriented toward West Bridge Street. The structure was constructed in 1944 to house the Dublin and Perry Township fire departments. The structure rests on a cut stone foundation with coursed stone walls. The roof is gabled with slate shingles.

The structure was sold in the 1980s then converted to commercial use in 1983. The original segmental-arched garage door openings are now two storefront windows with points of entry. To the rear is a large two story addition. In addition to a National Register sign marking the structure's historical significance, the site has an existing ground sign in the northeast corner that marks the specific historical context within the City, reading "37 Bridge Street Firehouse."

Application Contents

The applicant is proposing site and architectural modifications to the existing building that include a new paint scheme and awnings, and a new landscape plan for the site. The proposed architectural modifications include the replacement of the existing awnings located along the eastern side of the building, repainting the body of building and the trim around the windows and doors and a single along the eastern elevation. The applicant is also proposing to repaint the existing sign to match the proposed color scheme. The proposed landscape plan includes the installation of new plant material.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code and *Historic Dublin Design Guideline* Analysis

Building Color

The existing structure rests on a cut stone foundation with coursed stone walls with slate

shingles. The rear portion of the structure is painted concrete. The applicant is proposing to paint the existing structure with the following color scheme:

Rear Body:	Universal Khaki
Front and Rear Trim:	Suitable Brown
Awning and Side Door:	Fireweed

The *Historic Dublin Design Guidelines* states that color use varied with time and after 1900 architectural design was simpler and returned to more classical forms and ornamentation. In the Colonial Revival and other styles of this period, colors tended to be lighter and cooler, including creams, yellows, grays and white. The *Guidelines* recommend for late 19th century buildings use a maximum of three colors (the body color and two trim colors) and to consider using light and dark shades of the same color when choosing body and trim colors. The Ohio Historic Inventory establishes the date of construction for 37 W. Bridge Street as 1944. Based upon this, the proposed color scheme with a lighter color for the main structure with a darker, compatible color for the trim meet the intent of the *Guidelines*.

Awnings

The existing building contains a series of blue awnings over the entry doors along Mill Lane, which the applicant is proposing to replace. The *Guidelines* recommend each window or door have its own awning, rather than a single full-width awning covering an entire façade, which is met with the proposal. Code requires awnings be consistent on a building, be open on the bottom and made of a durable and fade-resistant canvas with no internal illumination. The proposed awnings are of a consistent design made by Sunbrella in *Terracotta*, which is intended to coordinate with the proposed door color. The proposed modifications are consistent with the Code and the *Guidelines*.

Sign

The site contain existing ground sign located along West Bridge Street within the hardscape and landscape area. The applicant is proposing to modify the paint scheme of the existing sign from a blue background to red (Fireweed) to match the new building colors. No other modifications to the sign is proposed.

Landscape

The proposal includes an updated landscape plan along West Bridge Street, showing the incorporation of new annuals, perennials, and shrubs within the existing planting areas.

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

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 modifications meet Code and the *Historic Dublin Design Guidelines*.

(e) Building Relationships and Quality Development

Criterion met. The proposed modifications add visual interest and provide an updated appearance to the site.

(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 modifications will positively contribute to the aesthetic character of the Historic Core District.

Architectural Review Board

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 Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion met. The proposed modifications are appropriate for the character of the structure, and meet Code and the *Historic Dublin Design Guidelines*.

2) Recognition and Respect of Historical or Acquired Significance

Criterion met. The proposed modifications do not alter the historic significance of the site or building.

3) Compatible with Relevant Design Characteristics

Criterion met. The proposed design changes 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 for the period of the structure and meet the *Historic Dublin Design Guidelines*.

6) **Complementary Sign Design**

Criterion met. The proposed change to the sign background complement the existing structure.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval of this Minor Project Review with no conditions.