



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

NOVEMBER 12, 2015

**ART Members and Designees:** Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Matt Earman, Parks and Recreational Department Director; Laura Ball, Landscape Architect; Rachel Ray, Economic Development Administrator; Tim Hosterman, Police Sergeant; and Aaron Stanford, Senior Civil Engineer.

**Other Staff:** Marie Downie, Planner I; Jennifer Rauch, Planning Manager; Claudia Husak, Planner II; JM Rayburn, Planner I; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Russ Hunter, Crawford Hoying Development Partners and Michael Burmeister, OHM Advisors (Case 2).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the October 29, 2015, meeting minutes. The minutes were accepted into the record as presented.

#### DETERMINATIONS

**1. BSD HC – Dublin Barbershop - Windows  
15-105ARB-MPR**

**24 South High Street  
Minor Project Review**

Katie Dodaro said this is a request for architectural modifications to the windows and shutters of an existing commercial building on the east side of S. High Street, between Bridge Street and Spring Hill. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.062(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Dodaro presented the site and noted the existing aluminum windows on the first story and vinyl windows on the second story. She said the proposal is to replace the windows on both the first and second stories with white interior and dark bronze exterior vinyl with historically accurate ivory cream grilles that are 1 3/16 inches. She said the existing second story shutters are green vinyl with no decorative features. She said the proposal is to replace the shutters with 18-inch wide Musket Brown colored vinyl shutters, black decorative strap hinges, and S-hook accessories with a faux iron finish.

Ms. Dodaro explained the *Historic Dublin Design Guidelines* state that replacement windows should duplicate the appearance of the originals as closely as possible and to use the same material, usually wood, and to avoid vinyl and aluminum-clad materials. She said since changes were made to the original building that did not adhere to this standard, the historic significance of the structure has been compromised. She said the ART supports the proposed modifications because the first floor existing window sizes are maintained and the replacement windows will provide a more traditional store-front look by replacing the existing six-by-three windows with a three-by-two grid. She said the existing six-over-two double hung second floor windows will be replaced with two over-two double hung windows with the same shutters and detailing.

Ms. Dodaro recommended approval to the ARB for a Minor Project Review with no conditions.

Vince Papsidero asked if there were any questions or concerns regarding this case. [Hearing none.] He confirmed the ART's recommendation of approval to the ARB for a Minor Project Review.

**2. BSD HTN – Bridge Park West  
15-102ARB/MPR**

**94-100 North High Street  
Minor Project Review/ Waivers**

Jennifer Rauch said this is a request for modifications and Waivers to the approved Bridge Park West development on the east side of North High Street approximately 280 feet north of the intersection with North Street. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said the Site Plan was approved in April of this year. She said this proposal includes minor changes to the approved development and site plan details with seven Waivers, as a result of additional information provided as part of the building permit review.

Ms. Rauch noted the "eyebrow" detail for the roof of the apartment building was approved with a larger cornice than what is now proposed due to constructability and maintenance, which will change the aesthetic of the building. She presented the detail of the original versus the different proposed design from the side view stating both design options meet the Code.

Ms. Rauch said the bio-retention area is located within the approved open space in the southeast portion of the site and the proposed modifications to the approved design details and layout for the bio-retention area integrate the existing exposed stone wall and natural water into the design. She indicated the overall functions are the same, just the design has changed.

Rachel Ray inquired about the amount of usable open space. Mike Burmeister, OHM Advisors, said this open space will be more usable than the previous area with more grass area. He said as the North Riverview extension progresses, they will work to ensure the open space integrates well with the roadway.

Ms. Rauch said the proposal requires seven Waivers:

1. Blank Wall Limitation - 30% maximum permitted, no greater than 15 feet of horizontal distance. The request is for the interior courtyards of the Apartment Building on the 5th story and the Historic Mixed-Use Building on the 4th and 5th story to exceed this requirement.
2. Primary Building Materials – Historic Mixed Use Building – 80% maximum permitted. The request is for the north and south elevations and the interior courtyard areas for the Historic Mixed-Use buildings to exceed this requirement. The overall design is not significantly impacted.
3. Primary Building Materials – Accessory Structure – 80% maximum permitted. The request is to permit the original brick and stone enclosure to be composite materials with stone columns.
4. Façade Material Transitions – Occur at inside corner required – The request is to permit the change in materials to occur on the balconies and along the north elevation of the Historic Mixed-Use Building to vary from this requirement.
5. Balcony Dimensions – 6-foot depth and 5-foot width required – The request is to permit additional smaller balcony areas.

