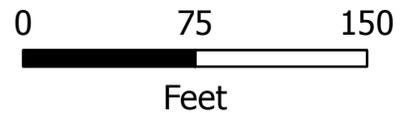


15-105MPR
 Minor Project Review
 Dublin Barber Shop
 Zoning Map





ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

NOVEMBER 12, 2015

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

1. BSD HC – Dublin Barbershop Windows 15-105ARB/MPR 24 South High Street Minor Project Review

Proposal: 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.

Request: Review and recommendation of approval to the Architectural Review Board under the provisions of Zoning Code Sections 153.062(H) and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Jack & Eula Price.

Planning Contact: Katie Dodaro, Planning Assistant; (614) 410-4663, kdodaro@dublin.oh.us
Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with no conditions.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vincent A. Papsidero, FAICP
Planning Director



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 shutters. 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 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% max 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% max 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% max permitted. 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.

**2. BSD SRN – Bridge Park East – A Block – Mass Excavation
15-104MPR**

**6500 Riverside Drive
Minor Project Review**

Marie Downie said this is a request for site modifications including grading and excavation to prepare for future development at the northeast corner of Riverside Drive and W. Dublin Granville Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Downie reported that the proposal remains relatively the same as the updates have not been substantial.

Ms. Downie said approval is recommended for a Minor Project Review with four conditions:

- 1) That the permit plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control;
- 2) That the applicant obtains all required permits prior to beginning work, including but not limited to a Mass Excavation permit, Demolition Permit, and any other approvals from the Ohio EPA required to perform this work;
- 3) That the applicant and applicable contractors attends a preconstruction meeting with City Staff prior to beginning any earth moving work; and
- 4) That the applicant works with Engineering to address the remaining issues as outlined in this report.

Aaron Stanford explained in more detail the expectations from Engineering.

Vince Papsidero asked the ART if there were any questions or concerns regarding this case. [There were none.] He asked the applicant if he approved of the conditions listed.

Russ Hunter, Crawford Hoying Development Partners, approved of the four conditions.

Mr. Papsidero confirmed the ART approved the Minor Project Review with four conditions.

INTRODUCTION

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

**24 South High Street
Minor Project Review**

Jennifer Rauch 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. Rauch presented the site, noting it is on the National Register. She explained the existing windows replaced the original windows. She said the proposal includes replacement of the two lower level windows and the upper level set on the front elevation, and the window on the lower level on the south elevation. She said the existing aluminum and vinyl windows are proposed to be replaced with vinyl windows and the window panes will be divided differently than the existing windows. She said the

Historic Dublin Design Guidelines recommend the use of wood windows for historic structures. She asked for feedback from ART regarding this recommendation.

Jeff Tyler indicated the past remodeling and change of window materials has compromised the historical integrity of the structure. He said if the windows were replaced with the same size, he would not be opposed to the use of vinyl windows.

Donna Goss confirmed the replacement windows will honor the size of the original window opening.

Joe Nichols confirmed the new windows will be the same size as the existing windows but will be designed with fewer panes, which is closer to what would be expected for this historical structure. He described the existing lower windows as an aluminum 60s style and the upper windows as a white vinyl window. He said the replacements will be a brown vinyl; the exterior is a dark bronze and the grills from the side profile will appear as a wood clad window. He said the existing shutters do not match the window openings and are not of high quality, which is why he is requesting to replace them.

Mr. Papsidero asked if the shutters would be vinyl. Mr. Nichols explained the shutters are a custom width scaled appropriately to the window opening in a high quality vinyl with faux hardware.

Ms. Rauch said the applicant is considering changing the color scheme of the building in the future and want to ensure the new windows and shutters will coordinate with that color scheme in the long term.

Ms. Rauch suggested the applicant return November 12th for a recommendation from the ART to the ARB for the meeting on November 17, 2015.

CASE REVIEW

4. BSD SRN – Bridge Park East, Blocks B&C 15-099MSP

Riverside Drive and Dale Drive Master Sign Plan

Claudia Husak said this is a request for a Master Sign Plan for a new 8.2-acre mixed-use development on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Husak presented parts of the Crawford Hoying MSP submittal. She asked the applicant to integrate the following changes in a revised submission:

- Clarify text and graphics.
- Create ways to insert and expand this document so all the information can be included in one document going forward.
- Expand the introduction for the MSP and note the intentions after.
- Continually note the process for permitting as signs come forward.
- Provide examples on the same page that sign types are described.
- Create generic drawings.
- Create an example for each building and show how it is measured - height from grade level is measured to the top of the sign.
- Include the information of the variances and deviations from the Code in the footnotes.

Matt Starr, Crawford Hoying Development Partners, asked if the look should be similar to the BSD Sign Guidelines. Ms. Husak answered affirmatively.