



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 14, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Matt Earman, Parks and Recreational Department Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Tim Hosterman, Police Sergeant; and Laura Ball, Landscape Architect.

Other Staff: Marie Downie, Planner I; Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Nicki Martin, Planning Assistant; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Tim Mitchell, Gerber & Mitchell, LLC (Case 1).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the January 7, 2016, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTION

**1. BSD HC – Gerber & Mitchell, LLC
16-004ARB-MPR**

**109 S. High Street
Minor Project Review**

Nicki Martin said this is a request for modifications to building, trim, and door colors and the installation of new shutters and light fixtures for an existing building and outbuilding on the west side of S. High Street at the intersection with Pinney Hill Lane. 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 153.066(G), 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the existing bright red building previously occupied by State Bank. She said the building was built in 1850 with simple architectural character. She said the proposal includes painting the exterior body of the primary structure as well as the accessory structure that provides additional office space. She said the body of the structures are proposed to be painted a muted beige, the trim a lighter cream, the door red, and the proposed new shutters a mossy-gray, green.

Ms. Martin said Staff compared the past case history to the *Historic Dublin Design Guidelines* and found that since the structure has been this color since the 1990s, they suggest a color scheme closer to what is recommended in the *Guidelines*. She indicated some colors are more appropriate than others, depending upon a building's age, style, and setting. She said the *Guidelines* state early and mid-19th century buildings often were painted white, but fairly bright colors such as red, blue, yellow, dark green and even orange were used, sometimes as body colors for buildings and sometimes as trim. She noted the applicant's proposed color palette does not meet what is stated in the *Guidelines*. She said the shutters were not addressed in the *Guidelines*.

Jennifer Rauch reported that Staff looked at other historic structures in the area for comparison and the decisions about renovations have been very consistent.

Jeff Tyler stated this structure is an OHI "I-House", which was named for the common occurrence in the rural farm areas of **I**ndiana, **I**llinois, and **I**owa but was also common in Ohio as a version of the Federal style. He said vernacular buildings do not have a lot of detail or height. He restated that the proposed colors came after the period this house was built and are not consistent with that era. He suggested the

applicant consider choosing colors based on research into a building's original paint colors by chipping or scraping down through paint layers to expose earlier colors. He said if original colors cannot be discovered or are unacceptable, then alternate colors chosen according to the time-period colors recommended in the *Guidelines* should be considered. He noted with historic structures in Dublin, the *Guidelines* are used. He cautioned the applicant about adding shutters. The *Historic Dublin Design Guidelines* state "each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." He suggested the applicant provide evidence showing shutters as a part of this building.

Vince Papsidero asked if there were photographic records available for this property.

Mr. Tyler said evidence of hardware would also demonstrate that there were shutters at one time.

Tim Mitchell, Gerber & Mitchell, LLC, indicated shutters were proposed to add dimension to the building but indicated the spacing between the windows and door varied.

Mr. Papsidero asked the applicant what his perspective was on paint color.

Mr. Mitchell said they liked the proposed colors and found them similarly in the Historic District. He said they consulted a designer who provided eight different color palettes and this is the one they liked best. He said his business partner used to paint barns for many years while in school so he is tired of barn red.

Ms. Rauch said Staff has contacted a consultant to provide feedback on the proposal.

Mr. Tyler indicated there might be other consultants that could look at the structure as well.

Ms. Rauch said in order to stay with the original timeline to go before the Architectural Review Board January 27, 2015, Staff would need to see revisions to this application by the beginning of next week. She said otherwise this application could be pushed into February. Mr. Mitchell indicated the applicant was not in a hurry as painting could not be accomplished in this weather anyway.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

DETERMINATION

2. Verizon Wireless Co-Location 15-127ARTW

6452 Shier Rings Road Administrative Review – Wireless

Marie Downie said this is a request to replace 12 existing panel antennas, 3 existing radio heads with 9 new radio heads, and install a new distribution box and hybrid cable to an existing wireless facility on Shier Rings Road, west of the intersection with Avery Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie added the proposal does not include any ground modifications. She explained Chapter 99 requires the height of wireless communication facility towers to be no higher than 120 feet as measured from grade at the base of the tower, unless a higher tower is required by conditions present in the vicinity that require a taller structure in order to function and remain stealth. She said the existing monopole is 130 feet in height from grade level and due to the existing conditions, the proposed panel antennas will reach a height of 135 feet. She said the new hybrid coax cable will be directed along the outside of the monopole tower to ground-mounted equipment.

Jeff Tyler stated this proposal will require a Certificate of Zoning Plan Approval.

Ms. Downie said approval is recommended with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Vince Papsidero asked if there were any questions or concerns regarding this case at this time. [There were none.] He confirmed the ART's approval of this wireless case.

CASE REVIEW

3. BSD SCN – Bridge Park, Block A Riverside Drive and W. Dublin-Granville Road 16-001DP-SP Development Plan/Site Plan

Marie Downie said this is a request for the third phase of development within Block A of the Bridge Park development, including a 104,350-square-foot hotel, 19,104-square-foot event center, a 514-space parking garage, and privately owned/maintained reserves for private drives. She said the site is located at the northeast corner of the Riverside Drive and Dublin-Granville Road intersection. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Downie reported Staff met with the applicant January 13th. She said in terms of a timeline, the applicant will be submitting revised plans incorporating comments on January 28th. She noted that these plans will be reviewed and the ART will provide a recommendation on February 11th. She said the Code would require a determination on February 4th, but the applicant has agreed to this timeline since it does not impact them getting on the agenda for the February 18th PZC meeting.

She noted that the proposed public access easement between the hotel and event center will be expanded and will include a 6.6-foot walk at its narrowest. She said a minimum width of 14 feet is required by Code for mid-pedestrian ways, which will also be required when the path between the event center and office is developed. She said Staff recognized the fact that the proposal does not meet the requirement for entrances along the Principal Frontage Streets, but instead provides paths that lead to the primary entrances.

Vince Papsidero asked if the easement would cover the complete plaza. Ms. Downie replied the easement would only be for the portion that will always be publicly accessible. She said the easement will be expanded as much as possible.

She said the applicant has reduced the amount of spaces being provided in the garage. She noted that they will be providing updated plans that show the garage at one story less, with the underground story relocated to the top floor. She said the applicant has indicated that they will be designing the garage in a way that if they determine the user of the office space, and it is decided that they will need more parking that they can then add a level of parking with PZC approval.

Ms. Downie said the architecture, possible Waivers, streets, utilities, stormwater management, and landscaping will be discussed at the next meeting with the applicant on January 20th. She said a summary will be provided January 27th as part of the final submittal.

Ms. Downie noted the previously proposed pavilion is being considered for more of an observation piece and something that can be eye catching and artistic. She said that Staff recommended that there be some sort of visual connection between the elevator and the rooftop bar.

Mr. Papsidero asked if the pavilion can be fully designed in time for the PZC and the options were briefly discussed. Ms. Downie responded that Staff could recommend a reviewing process for the pavilion if it is not fully designed in time.

Mr. Papsidero commented the applicant should propose some lighting effects for the rooftop bar and elevator.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He said the ART's recommendation to the PZC is scheduled for February 4th for the meeting of the PZC on February 18th.

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 2:20 pm.

As approved by the Administrative Review Team on January 21, 2016.