

Minor Project

16-026-MPR – BSD – P: Bridge Street District Public District

Dublin Community Church – 81 W. Bridge Street

This is a proposal for exterior modifications to an existing door of an existing church within the Bridge Street Public District located on the southwest corner of the intersection with West Bridge Street and Franklin Street. This is a request and recommendation of approval to the Architectural Review Board for a Minor Project Review in accordance with Zoning Code Section 153.066(G) and 153.170 and The *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Thursday, March 31, 2016

Date of ART Recommendation

Thursday, April 21, 2016

Date of Architectural Review Board Determination

Wednesday, April 27, 2016

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Public District
<i>Review Type</i>	Minor Project
<i>Development Proposal</i>	Existing Structure, Doors
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	81 W. Bridge Street
<i>Property Owner</i>	Dublin Community Church
<i>Applicant</i>	Barb Anderson, Dublin Community Church
<i>Case Managers</i>	Katie Dodaro, Planning Assistant (614) 410-4663 kdodaro@dublin.oh.us Jennifer M. Rauch, AICP, Planner Manager (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The existing Gothic Revival Church is a 19th century historic building and is located on the southwest corner of the intersection with West Bridge Street and Franklin Street. The brick building features gothic-arched side windows, shutters and main entrance. The side bays are separated by buttresses and includes corbelled brickwork in a pointed arch design. The wood bell tower has a metal roof and there is a large addition at the southeast corner of the building.

The 16,000-square-foot addition, including a 5,958-square-foot sanctuary and additional parking area was approved in 1997, and was located to the southeast of the historic portion of the church. The secondary entrance to the church is located off the eastern portion of the existing parking lot and included a set of wooden doors. A series of glass doors with black metal framing are located along the southeastern portion of the building and at the entrance to the preschool on the southeastern elevation. The Architectural Review Board approved an awning over the secondary entrance in 2012, which has been installed.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning, Building Standards, Engineering

The applicant is proposing to replace existing the wooden doors with metal and glass automatic doors on the secondary entrance of the church located along the Franklin Street frontage. The proposed doors include a Tubelite framing in a dark bronze color with 2 glass panels on top and 2 metal panels on the bottom of the door. The application also includes the addition of a carbon steel bollard to operate the door in the same dark bronze color. There was no requirement for the use of wood doors with previous approvals. The proposed metal and glass doors are consistent with the other doors along the adjacent elevations.

Fire, Police, Economic Development

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 proposed responses:

(c) **Meets Applicable Zoning Regulations**

Met. The proposal is consistent with the Zoning Code requirements.

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

Met. The proposed modifications are improvement to the structure.

Architectural Review Board 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. The following is an analysis based on those criteria.

Applicable General Review Standards

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

Met. The proposed materials are appropriate for the character of the structure and are consistent with the other doors on adjacent elevations.

2) **Recognition and Respect of Historical or Acquired Significance**

Met. The proposed doors are located on a non-historical portion of the building and coordinates with existing doors.

3) **Compatible with Relevant Design Characteristics**

Met. The proposed replacement matches the other metal doors on the addition. The newly installed awning provides a visual cue that designates this door as the secondary entrance on this elevation.

5) **Appropriate Color Scheme**

Met with Condition. The proposed door color is dark bronze. ART recommends the door and bollard color match the existing black metal doors at the daycare entrance.

Alteration to Buildings, Structure, and Site Standards

1) Reasonable Effort to Minimize Alteration of Building and Site

Met. The proposed replacement involve minimal alteration to the structure.

2) Conformance to Original Distinguishing Character

Met. The proposed alterations to the doors conform to the buildings character.

3) Retention of Historic Building Features and Materials

Not applicable.

4) Alteration Recognizes Historic Integrity and Appropriateness

Met. The proposed alteration is located the non-historical portion of the building

5) Recognition and Respect of Historical or Acquired Significance

Not applicable.

6) Sensitive treatment of Distinctive Features

Not applicable.

7) Appropriate Repair or Replacement of Significant Architectural Features

Not applicable.

8) Sensitively Maintained Historic Building Materials

Not applicable.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with one condition.

- 1) The door framing and bollard color match the existing black metal door on the building.