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City of Dublin Architectural Review Board

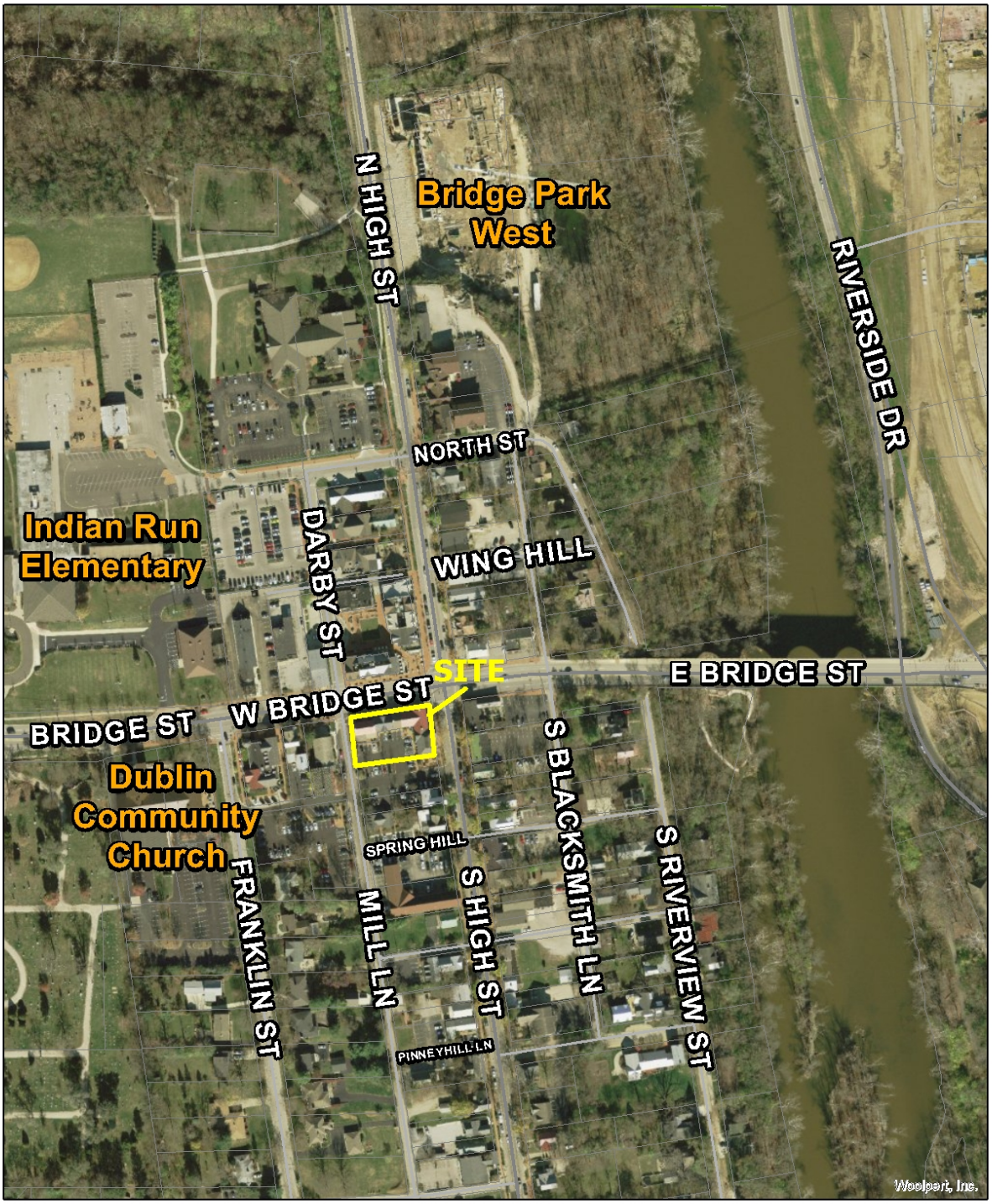
Planning Report

Wednesday, September 21, 2016

1-25 W. Bridge Street and 9-15 S. High Street – Town Center I - Exterior Modifications

Case Summary

Case Number	16-072ARB-MPR
Proposal	Replacement of existing exterior light fixtures on the retail center building located on the southwest corner of the intersection of W. Bridge Street and S. High Street.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066, 153.070 and the *Historic Dublin Design Guidelines*.
Site Location	1-25 W. Bridge Street and 9-15 S. High Street
Owner	Julie Godfrey, Old Dublin Town Center, LLC.
Case Manager	Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690; jrauch@dublin.oh.us
ART Recommendation	Approval of a Minor Project Review Based on the proposal, the proposed modifications meet the criteria of the *Historic Dublin Design Guidelines* and Zoning Code and approval is recommended with one condition. 1) The applicant provide a site photometric plan that meets Code prior to issuance of a building permit.



City of Dublin

16-072ARB-MPR
Architectural Review Board/Minor Project Review
Town Center I
1-25 W. Bridge St & 9-15 S. High St

0 150 300
Feet

Facts

Site Description	0.38 acre
Zoning	BSD-HC, Historic Core District
Surrounding Zoning and Uses	North, East, South, and West: BSD-HC, Historic Core District
Site Features	• A mixed-use building located along the W. Bridge Street and S. High Street frontages. • Parking and service areas are located behind the building. • Access is provided from W. Bridge Street and S. High Street to the parking area.
Case History	1998 The Architectural Review Board (ARB) approved the demolition of an existing gas station and the construction of an 11,930 square-foot, mixed-use building. 1999 ARB approved exterior building color palette and exterior lighting package for the development. 1999-Present ARB has approved various applications regarding the dumpster location, revisions to the landscape plan, sign package, and exterior modifications.

Details — Minor Project Review

Proposal	The proposal is for the replacement of existing exterior light fixtures for the entire building and site.
Existing Fixtures	A variety of fixtures exist on the elevations of the building and surrounding the site. The applicant is requesting a consistent design for the fixtures to provide an updated look for the building and site.
Proposed Fixtures	The applicant has outlined a series of five fixtures that will be installed to replace the existing fixtures. For ease of identification the applicant has labeled them A-E. Fixtures A and B are shown as coach lamp style fixtures and are located at the tenant entrances on the various elevations. The existing fixtures are a mixture of coach and lantern style lights. Fixture A is proposed at the front and rear entrance doors to the Starbucks tenant space, at the front entrance door to the Jeni's Ice Cream space, and the front and side entrance doors of the Thread space. Each are a series of two fixtures mounted beside the door and flush with the top of the door. There are total of 10 fixtures. Fixture B is proposed at the entrance doors to the Cutler Real Estate space along W. Bridge Street, at the entrance door to the Convention and Visitor's Bureau space, on the rear and side of the building at the shared entrance doors, and Jeni's and Cutler's rear tenant space doors. These vary a single fixture or a series of two fixtures mounted beside the door and flush with the top of the door. There are total of 9 fixtures.

Details	**Minor Project Review**
	Fixture C is a goose neck light located at the northwest corner of the building along W. Bridge Street, adjacent the Starbucks tenant space. This will be replaced with a single fixture. Fixture D is a ground mounted fixture located throughout the site in the planting beds and provide subtle up-lighting to the building. There a total of 8 fixtures. Fixture E is a lantern style light located under the breezeway between the Starbucks and the Cutler Real Estate spaces. A total of four fixtures will be replaced with this style. Two fixtures mounted beside the door and flush with the top of the door and two fixtures on the opposite breezeway on either side of the window, flush with the top. The proposed fixtures are shown in a consistent black finish and meet Code for fixture power and efficiency. In order to determine that the lighting across the site is uniform and light trespass levels meet Code, the applicant will need to provide a site photometric plan prior to the issuance of a building permit.

Analysis	**Minor Project Review**
Process	Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis by Planning based on those criteria.
General Review Standards	
1) Character and Materials Compatible with Context.	***Criterion met with condition:*** The proposed changes are appropriate for the character of the neighborhood, and meet Code and the *Historic Dublin Design Guidelines*. The applicant will be required to provide a site photometric plan that meets Code prior to issuance of a building permit.
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. The building is not a contributing historic structure.
3) Compatible with Relevant Design Characteristics.	***Criterion met:*** The proposed improvements are appropriate and compatible. The proposed light fixtures are complementary to the architectural design of the building and the surrounding development.
4) Appropriate Massing and Building Form.	Not applicable.

Analysis	**Minor Project Review**
5) Appropriate Color Scheme	***Criterion met with condition:*** The proposed color of the fixtures is appropriate for the building and provide a consistent look throughout the development.
6) Complementary Sign Design *7) Appropriate Landscape Design* *8) Preservation of archaeological resources*	Not applicable.

Minor Project Review Criteria	
Process	The Administrative Review Team has reviewed this application based on the following review criteria for Minor Projects, which include the following:
c) Meets Applicable Zoning Regulations	***Criterion met with condition:*** The proposal is consistent with the Zoning Code requirements. The applicant will be required to provide a site photometric plan that meets Code prior to issuance of a building permit.
e) Building Relationships and Quality Development	***Criterion met:*** The proposed modifications provide an updated look to the building and a consistent lighting package for the development.
j) Consistency with Bridge Street Corridor Vision Report, Community Plan and other Policy Documents.	***Criterion met:*** The proposed modifications will positively contribute to the established aesthetic character of the Historic District.

Recommendation	**Approval**
Summary	ART has reviewed the proposed modifications with respect to the Zoning Code and the *Historic Dublin Design Guidelines* and recommends approval with one conditions. 1) The applicant provide a site photometric plan that meets Code prior to issuance of a building permit.

Architectural Review Board – Standards of Review

The following outlines the full text of the review criteria (summarized above) for all Architectural Review Board applications as outlined in Section 153.174(B) of the Dublin Zoning Code.

(3) *General Character*

(a) The design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity.

(b) Where changes have taken place in the course of time as evidence of the history and development of adjacent or nearby buildings, structures or sites, if these changes are deemed to have acquired significance and would be compromised by the proposed new development, then this significance shall be recognized and respected in the design of the new development.

(4) *Architectural Style.* There are a number of intermixes of architectural styles, as well as a larger number of buildings of such modest nature or so extensively remodeled to effectively lose all architectural importance. It is with reference to the basic architectural character of the key buildings noted above that the need for compatibility in the future construction in the District should be made. Compatibility does not infer imitation, but rather an appropriate design in terms of scale, building materials and detail. The architectural character of the various areas of the District consists mainly of four themes:

(a) Simple rectangular commercial buildings with exterior construction of rubble or random Ashlar limestone, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.

(b) Simple rectangular commercial buildings and outbuildings with exterior construction of frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.

(c) Residential buildings with exterior construction of rubble or random Ashlar limestone, or red brick laid up in common bond, or frame with horizontal siding and corner trim, mainly of the era of 1820 to 1890.

(d) Residential buildings with stone on facades, one to one-half stories, mainly of the era 1950-1970.

(5) *Massing and Building Form*. Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District. Variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed.

(6) *Color.* Traditional colors and combinations of those colors that are both identified with the origin or the era in which the structure or property was originally built and approved by the Architectural Review Board shall be used for exteriors for all new structures to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the Architectural Review District. Fluorescent or luminescent colors are prohibited.

(7) *Signs.* Signs should be designed to complement the nineteenth century Early American character of the district by incorporating design features common to signs from the 1800s. Materials should complement the architectural character of the District and colors should consistent with the era of the building. Sign types consistent with the character of the Historic District include wall, projecting, window, awning, and sandwich boards.

(8) *Landscaping.* The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. Plant material and methods for installation shall be selected respecting the nature of the urban environment and the survivability and diversity of the plan species. Non-plant material shall be of a type associated with the origin or era in which the structure was originally built. Significant features of the original landscape, e.g., stone walls, shall be preserved.

(9) *Archaeological.* Every reasonable effort shall be made to record, protect and preserve archaeological resources affected by, or adjacent to, any project.

(C) *Alterations to Buildings, Structure and Site.* In addition to the General Review Standards, the following shall be met by applications for alterations to existing buildings, outbuildings, structures, and sites prior to approval of a Board Order.

(1) Every reasonable effort shall be made to ensure that the use of the property will involve minimal alteration of an existing building, structure or site and its environment.

(2) The alteration shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.

(3) The distinguishing original qualities or character of a period building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.

(4) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.

(5) Whereas changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment, if these changes are deemed to have acquired significance, then this significance shall be recognized and respected.

(6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

(7) Significant architectural features which have deteriorated should be repaired rather than replaced, wherever possible. In event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities whenever possible. Repair or replacement of architectural features should be based on accurate duplication of the feature, and if possible, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(8) The surface cleaning of structures, if provided as part of the application, shall be undertaken with methods designed to minimize damage to historic building materials.

Sandblasting and other cleaning methods that will damage the historic building materials should be avoided.

(D) *Additions to Existing Buildings, Structures, and Site*. In addition to the General Review Standards, the following shall be met by applications for additions to existing buildings, outbuildings, structures, and site prior to approval of a Board Order.

(1) Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.

(2) Contemporary design for additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural or cultural materials, and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Roofline additions are discouraged or should be placed and designed to have the least amount of visual impact.

(2) Additions should be clearly distinguishable from the original structure by keeping additions at a smaller scale where appropriate or other similar measures. The intent of an addition should be that if the additions or alterations were removed the essential form and integrity of the original structure would be unimpaired. Additions should generally be located to the rear of the original building so that the most significant and visible faces of historic properties are given priority. Additions to the front should be clearly separated from the original building and simplified in design to not detract from the historic aspects of the structure.

(3) All buildings, structures and sites shall be recognized as products of their own time. Additions with no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.