

19-004MPR - 25 NORTH STREET

Site Location

South of North Street, approximately 150 feet east of the intersection with North High Street.

Zoning

BSD-HC – Bridge Street District, Historic Core District

Applicant

Jay Eggspuehler, ELP Property Management

Applicable Land Use Regulations

Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*.

Request

This is a request for review and approval of a Minor Project Review for a new exterior paint color.

Staff Recommendation

Planning recommends approval Minor Project Review with no conditions.

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Summary

This is a proposal for exterior paint modifications to an existing commercial building located in the Historic District.

Zoning Map

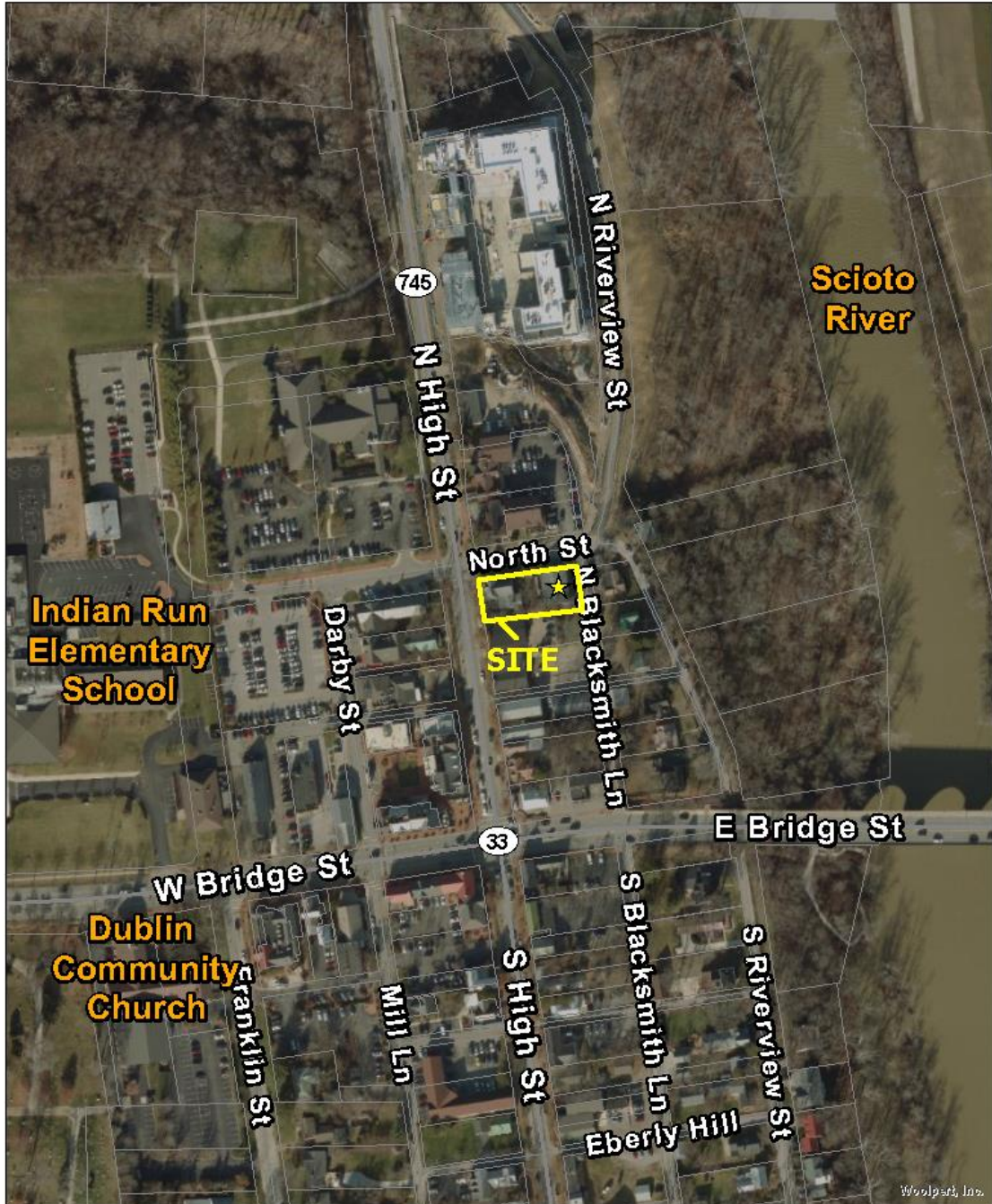




Next Steps

Upon a recommendation by the ART the application will be forwarded to the ARB for review and approval.

1. Context Map

The site is located south of North Street, approximately 150 feet east of the intersection with North High Street.



 City of Dublin	19-004ARB-MPR Minor Project Review 25 N. High St.	0 95 190 Feet 
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2. Overview

A. Background

The site is developed with a two-story commercial building built in the 1960s. The building has a rectangular footprint built into a hill side. The building has a simple Vernacular architectural character. The exterior walls are finished in Stucco except for wood shingles along the second story of the west elevation. The building has a gable roof is sheathed in asphalt shingles. The main entrance is located on the west elevation with secondary entrances on the north and east elevations.

B. Site Characteristics

1) Natural Features

The site contains mature trees located centrally and along the southern edge of the parcel. Stone retaining walls exist to the east and north of the structure.

2) Historic and Cultural Facilities

The existing structure was constructed in 1960 and is considered non-contributing to the local district.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Commercial)
- East: Bridge Street District, Historic Core (Residential)
- South: Bridge Street District, Historic Core (Commercial)
- West: Bridge Street District, Historic Core (Commercial)

4) Road, Pedestrian and Bike Network

The site has frontage on North Street (±44-feet), and North Blacksmith Lane (±60-feet). There are no public sidewalks or bikeways connecting to the site.

5) Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

C. Proposal

1) Summary

The applicant is proposing exterior modifications to modify the exterior paint color. The proposal includes painting the existing Stucco and wood shingle exterior gray ([Downing Slate; SW2819](#)) and the trim off-white ([Divine White; SW6105](#)). Per the *Historic Dublin Design Guidelines* recommendations for paint colors, the applicant has selected Downing Slate from the Historic Color Palette offered by Sherwin Williams.

3. Existing Conditions



4. Criteria Analysis

A. Minor Project Review Criteria [§153.066(F)(3)]

- 1) **The site plan review shall be substantially similar to the approved basic site plan.**
Not Applicable. No basic site plan is associated with this project.
- 2) **If a development plan has been approved that includes the property, the application is consistent with the development plan.**
Not Applicable. No development plan is associated with this project.
- 3) **The application meets all applicability requirements of 153.059 and 153.062-153.065, except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.**
Criteria Met. The project meets the necessary code requirements.
- 4) **The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.**
Not Applicable. No site modifications are proposed with this application.
- 5) **The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and**

maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.

Criteria Met. The proposed exterior modifications will maintain the established character of the existing commercial building.

- 6) **The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**

Not Applicable. The proposal does not impact open space.

- 7) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.**

Criteria Met. The proposed modifications do not impede the ability to provide adequate provision of public services as no site modifications are proposed.

- 8) **Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.**

Not Applicable. The proposal does not impact stormwater management.

- 9) **If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.**

Not Applicable. No phases are proposed with this project.

- 10) **The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.**

Criteria Met. The proposal allows this site to continue to remain consistent with the Community Plan and the Bridge Street District zoning regulations.

B. Board Order Standards of Review [§153.174(B)]

- 1) **The character and materials are compatible with the context.**

Criteria Met. The exterior improvements are consistent with the existing building with respect to character and materials.

- 2) **Recognition and respect of historical or acquired significance.**

Not Applicable. The site/structure does not have historical or acquired significance.

- 3) **Compatible with relevant design characteristics.**

Criteria Met. This proposal is compatible and consistent with the existing aesthetic and maintains the character of the surrounding area.

- 4) **Appropriate massing and building form.**
Not Applicable. The proposed modifications do not impact the building's massing or form.
- 5) **Appropriate color scheme.**
Criteria Met. The exterior modifications are appropriate within Historic Dublin and do not require extra consideration due to the building's status of non-contributing.
- 6) **Complementary sign design.**
Not Applicable. No new signs are proposed as part of this application.
- 7) **Appropriate landscape design.**
Not Applicable. No landscaping is proposed.
- 8) **Preservation of archaeological resources.**
Not Applicable. No archaeological resources have been identified with this site.

C. Board Order Standards of Review [§153.174(C)]

- 1) **Minimal alteration of an existing building, structure, or site.**
Criteria Met. The exterior improvements are within minimal alteration.
- 2) **Alterations shall conform to the qualities or character of the structure.**
Criteria Met. The exterior improvements conform to the character of the structure.
- 3) **Character of the structure shall not be destroyed.**
Criteria Met. The proposal maintains the historic features and character of the structure.
- 4) **Alterations maintain original integrity of the building.**
Criteria Met. The proposed modifications do not impact the building's integrity.
- 5) **Significance of the structure is recognized and respected.**
Criteria Met. The exterior improvements maintain the acquired significance of the structure.
- 6) **Distinctive stylistic features are treated with sensitivity.**
Criteria Met. The exterior improvements respect the character and style of the structure.
- 7) **Architectural features should be repaired rather than replaced.**
Criteria Met. The proposed modifications improve the building's features.
- 8) **Minimizing damage to historic building materials.**
Criteria Met. The proposed modifications avoid damaging the structure.

5. Recommendation

The proposed Minor Project Review is consistent with the applicable review criteria and the *Historic Dublin Design Guidelines*.

Approval is recommended for the Minor Project Review with no conditions.