

20-064ARB-MPR – 16-18 E. BRIDGE STREET - EXTERIOR MODIFICATIONS

Summary

This is a request for review and approval of proposed exterior modifications to an existing multi-tenant building located on a 0.08-acre site zoned Bridge Street District – Historic Core.

Site Location

North of East Bridge Street, approximately 150-feet east of the intersection with High Street.

Zoning

BSD-HC, Bridge Street District Historic Core

Property Owner

Michael Maloof

Applicant/Representative

Michael and Vanessa Maloof

Applicable Land Use Regulations

Zoning Code Section 153.066 and 153.070, and the Historic Dublin Design Guidelines.

Case Manager

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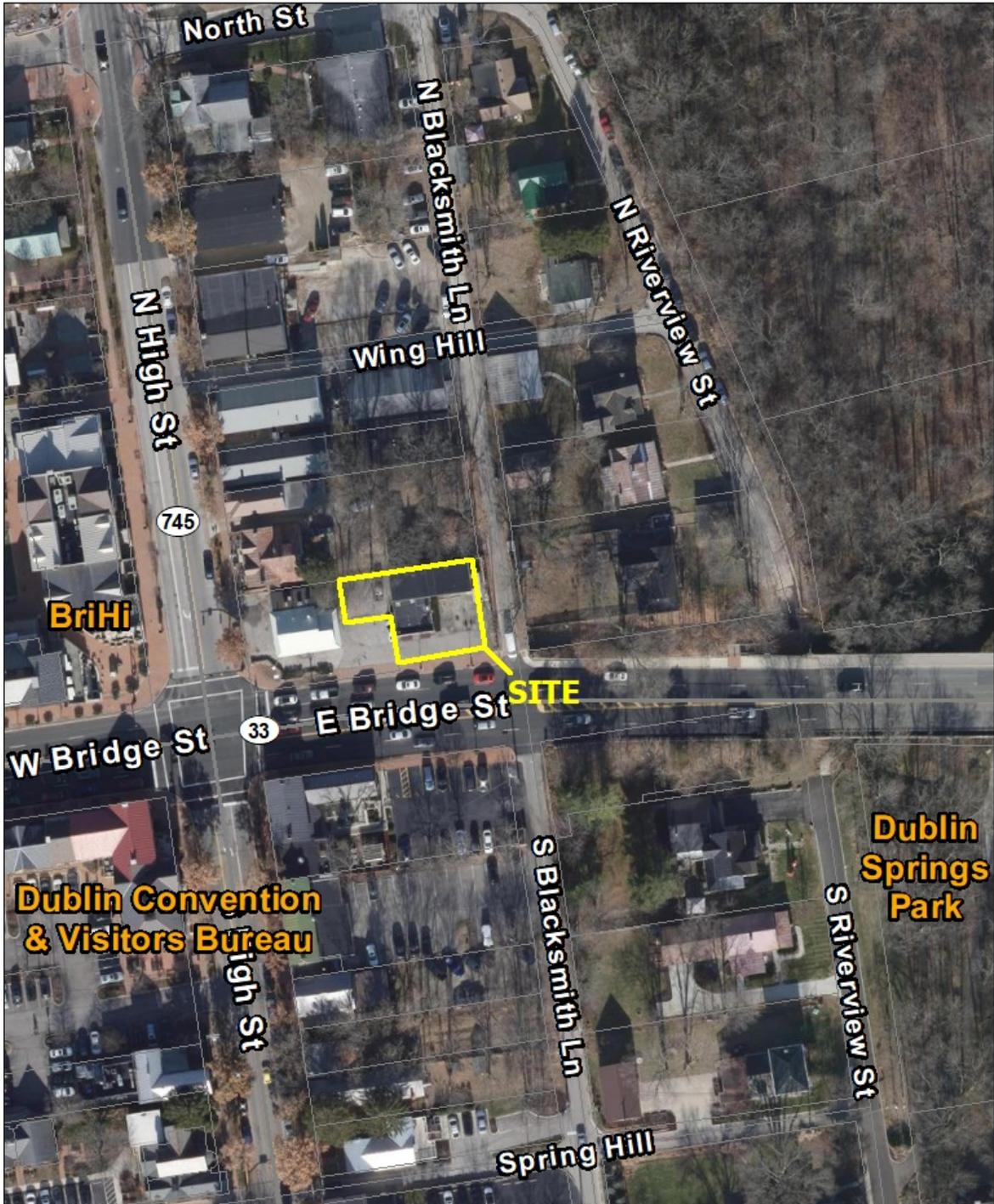
Next Steps

Following approval of the Minor Project Review, the applicant may apply for building permits.

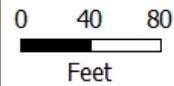
Zoning Map



1. Context Map



20-064ARB-MPR
Minor Project Review
16-18 East Bridge Street



2. Overview

Background

The site is located northeast of the intersection of Bridge Street and High Street. The site has frontage on East Bridge Street to the south and North Blacksmith Lane to the east. Two surface parking lots are located on the property: one to the south of the building and one to the west that is shared with the property to the west (8-12 E. Bridge Street). A dry-laid stone wall extends along the east side of the property.

On the first floor, Bridge Street Pizza currently occupies 16 E. Bridge Street. Casa Décor occupies 18 E. Bridge Street and on the second floor, by a single apartment unit. The primary building is clad in three different materials: stucco, shiplap, and vertical board paneling. The one-story shop utilizes vertical board paneling on the parapet facing E. Bridge Street and vertical board paneling along the east, west, and south facades of the shop. The shiplap on this building is deteriorated, requiring maintenance and potential replacement. 18 E. Bridge Street storefront is clad in two different materials: the eastern half of the building is clad in stucco and the western half (second floor only) is clad in horizontal board paneling, which wraps around the west façade of the building. Both stories of the east façade are clad in stucco. All facades of the building are painted white.

The building has two styles of windows. 16 E. Bridge Street has two display windows on the south façade with two maroon awnings over the windows, and a transom window over the entrance door. 18 E. Bridge Street has one display window and six six pane metal casement windows on the south façade, with one metal casement window on the west facade. The building has five entrances: one entrance to 16 E. Bridge Street, two entrances on the first floor of 18 E. Bridge Street, an entrance via outdoor staircase and deck for the apartment unit on the east façade of the second floor of 18 E. Bridge Street, and an entrance via the first floor of 18 E. Bridge Street on the west façade.

Case History

2020

In January 2020, the Board reviewed an Informal Review request for exterior modifications to the existing multi-tenant building. The applicant proposed changes to the exterior materials of the building, including new paint selections and window replacements. The Board was in favor of the improvements as presented.

2005

In August 2005, the Board reviewed and approved an application for an existing window sign on the front elevation of the building, which has since been removed.

2004

In June 2004, the Board reviewed and approved an application for 18 East Bridge Street for a new identification sign for Casa Décor, the business currently located on the first floor of the building.

2000

In July 2000, the Board reviewed and approved an application for exterior improvements that included the removal of an existing gabled entryway, the addition of a transom window and columns, and the replacement of siding on a parapet wall. In May 2000, the Board reviewed and approved an application for exterior improvements that included new exterior paint, the addition of two window awnings, and a new wall sign.

Site Characteristics

Natural Features

The site has no major natural features.

Historic and Cultural Facilities

Built circa 1900, the commercial building has an L-plan footprint with a one-story shop section (16 E. Bridge Street) and a two-story addition on the rear (18 E. Bridge Street). The building has a flat roof, and a tall parapet sheathed in vertical board paneling on the façade of 16 E. Bridge Street. The building has poor integrity, from material changes and additions over time. This property is located within the boundaries of the City of Dublin's local Historic Dublin District, and the recommended for a Dublin High Street Historic District boundary increase. However, the property is recommended non-contributing to both districts based on workmanship, materials, and design as described in the Historical and Cultural Assessment.

Surrounding Land Use and Development Character

North: BSD-HC: Historic Core (Commercial/Office)

East: BSD-HC: Historic Core (Residential)

South: BSD-HC: Historic Core (Donatos Pizza)

West: BSD-HC: Historic Core (Domino's Pizza)

Road, Pedestrian and Bike Network

The site has street frontage with E. Bridge Street to the south and N. Blacksmith Lane to the east. The site has sole vehicular access from E. Bridge Street. A brick-paver sidewalk parallels E. Bridge Street. No multi-use paths or designated bike paths are accessible directly from the site.

Utilities

The site is serviced by public utilities.

Proposal

The applicant is proposing exterior modifications for an existing two-story, multi-tenant building. The exterior modifications include material changes for all facades of the building, new paint selections, and new replacement windows. The applicant is also seeking the approval of a Waiver for the use of fiber cement as an approved primary material.

Materials

The applicant is proposing a full exterior renovation of the existing building. 16 E. Bridge Street is proposed to have vertical Hardie Panel board and batten siding on the east, west, and south façades of the building. The board and batten siding will be painted 'BM/HC-85 Fairview Taupe'. This proposal will replace the existing vertical board paneling on this area of the building.

18 E. Bridge Street is proposed to have a cultured stone veneer on the eastern portion of the south facade. The stone veneer material is Ohio Tan Limestone and will replace the existing

stucco on the south façade. The west façade behind 16 E. Bridge Street is proposed to have horizontal Hardie Plank fiber cement siding, replacing the existing horizontal siding on the façade. The western half of the north façade will also include the incorporation of the fiber cement horizontal siding that will replace the existing siding and tar paper. The south elevation is proposed to have the fiber cement siding on the western half of the façade, above 16 E. Bridge Street. The horizontal siding will be painted 'BM/HC-83 Grand Beige'. The applicant is proposing to paint the existing railing on the east façade with a 'BM/HC-83 Grand Beige', as well as the existing stucco on the east façade. The applicant has not proposed the painting of the concrete block on a western half of the north elevation. Planning Staff is recommending that the applicant paint the north façade to match the proposed fiber cement horizontal siding color 'BM/HC-83 Grand Beige'.

Hardie Plank and Hardie Board, which are brands of fiber cement siding, are secondary permitted materials within the Bridge Street District. The applicant is requesting a waiver to allow fiber cement siding such as Hardie Plank/Board to be permitted as an additional primary material for this application.

This building currently has three awnings: two located above Bridge Street Pizza and one located on the east elevation above the entrance to the residential unit. The awning above the residential unit is deteriorating. Planning Staff is recommending that this awning be replaced with a similar material and color to match the two awning located above the Bridge Street Pizza entrance.

Windows

The applicant is proposing to replace all windows except the existing display windows located on 16 & 18 E. Bridge Street. The applicant is proposing two-over-two double hung wood windows to replace the existing six- and three-pane metal casement windows. The proposed windows are clad with wood, with a quoin architectural detail above each window within the stone facade. The window clad is proposed to be painted 'Sandstone'. These replacements are proposed on each façade. The applicant is also proposing to paint the existing trim on the display windows 'BM/OC-31 Fog Mist'.

3. Criteria

Waiver Review

- 1) 153.062 — Building Type Requirements (E)(1)(h). Materials.
Requirement: Permitted primary materials are stone, brick, and glass
Request: Alternative primary material – fiber cement
Criteria met. The proposed material is high quality and has been demonstrated to be successful in the Ohio climate. The use of fiber cement will result in a design of equal or higher quality despite the requirement to get a waiver for a percentage of primary material and a materials type. The material is not being requested based on a lower cost, but rather the character it provides.

Minor Project Review

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*
Criteria Met. The Minor Project improves the existing structure by bringing it more into compliance with the current BSD Code and the intent of the BSD Special Area Plan.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) *The Minor Project is consistent with the record established by the Architectural Review Board.*
Criteria Met. The applicant has moved forward with the application with the considerations of the Architectural Review Board at the Informal Review in January 2020.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*
Criteria Met with Waiver. The proposal improves the existing building by using façade materials that are appropriate for the District and for the building. The applicant is pursuing a waiver to allow for the extended use of fiber cement as a primary material.

Board Order Standards of Review

- 1) *The character and materials are compatible with the context.*
Criteria Met. The proposal utilizes materials and design elements to compliment the District.
- 2) *Recognition and respect of historical or acquired significance.*
Criteria Met. This building is listed as a non-contributing building within the Historic District. The improvements proposed bring the aesthetic of the building more in line with the direction of the District.
- 3) *Compatible with relevant design characteristics.*
Criteria Met. The applicant is proposing materials that are appropriate within the Historic District.
- 4) *Appropriate massing and building form.*
Not Applicable. No additions are proposed to the existing structure.
- 5) *Appropriate color scheme.*
Criteria Met. The color scheme consists of earth tones, which complements the District.
- 6) *Complementary sign design.*
Not Applicable. No signs are proposed as part of this application.
- 7) *Appropriate landscape design.*
Not Applicable. Landscaping is not proposed as part of this application.

8) *Preservation of archaeological resources.*

Not Applicable. No archaeological resources are impacted by this proposal.

Alterations to Buildings, Structure, and Site

1) *Reasonable effort to minimize alteration of buildings and site.*

Criteria Met. The material changes are major, however, they help compliment the building and contribute to the quality of the Historic District.

2) *Conformance to original distinguishing character.*

Criteria Met. The proposed modifications are oriented to distinguish the two buildings separately, but also bring more consistency between the different materials found throughout the building.

3) *Retention of historic building features and materials.*

Not Applicable. The building is a non-contributing structure to the Historic District.

4) *Alteration recognizes historic integrity and appropriateness.*

Not Applicable. The building is a non-contributing structure to the Historic District.

5) *Recognition and respect of historical or acquired significance.*

Criteria Met. This structure has seen many additions and alterations since its construction in 1900. This addition respects the integrity of the building, while bringing it more in line with the direction of the Historic District.

6) *Sensitive treatment of distinctive features.*

Criteria Met. The design of the proposed modifications are sensitive to the existing structure.

7) *Appropriate repair or replacement of significant architectural features.*

Not Applicable. The proposal does not include repair of significant architectural features.

8) *Sensitively maintained historic building materials.*

Not Applicable. The building is a non-contributing structure to the Historic District.

4. Recommendations

Waiver Review

Planning recommends **approval** of a **Waiver** for the request of fiber cement as a permitted primary material.

Minor Project Review

Planning recommends **approval** of a **Minor Project Review** with two conditions:

- 1) The applicant replace the awning located on the east elevation with an awning of similar material and color; and,
- 2) The applicant paint the north elevation to match the proposed horizontal siding color 'BM/HC-83 Grand Beige'.