



May 14th, 2021

Administrative Review Team – Jennifer M. Rauch, AICP

City of Dublin – Director of Planning
5200 Emerald Parkway
Dublin, Ohio 43017

Re: **ART Submission**
Application Number: **21-081MPR**
Project Name: **OhioHealth Primary Care Physicians.**
Project Address: **250 W. Bridge St.**

Dear Ms. Rauch,

The purpose of this letter is to request approval from the ART to make a modification to the previously approved changes granted under application 21-038MPR.

As you can see from the attached exterior elevations (Sheets A2.01 & A2.02) we are proposing to stain the top brick banding and select brick window lintels in lieu of replacing them. This is due to structural reasons, explained by the fact that the existing brick is mortared to the existing CMU walls and over time, through water migration and movements, the brick has begun to detach from the CMU and deteriorate in its exterior face. Given these circumstances, the design and construction teams feel it is best practice to leave the existing brick, therefore avoiding any risk regarding its structural stability, while at the same time offering a relief in the general look through staining its face.

Furthermore, as you know from the previous submission, the building had to undergo some emergency structural repairs in the fall. The repairs included the removal/replacement of an existing beam near the main entrance. To enclose the building after repairs, we repaired the brick patch with the closest match of brick we could find, as the existing brick is not manufactured any more. The staining of the brick would allow this patched portion to blend in with the rest of the top banding.

Lastly, the design and construction teams will need to replace the existing lintels above the 4 larger windows located on the South and East Elevations due to extreme deterioration. The resulting replaced brick will be stained to match the top banding as well.

The design and ownership team has explored several options to provide a fix to this non-matching brick replacement, including replacing all of the brick, installing a new veneer over the existing brick, and sealing the existing brick. Most options were not cost effective for the fix. The ownership team eventually decided that

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they would seal the existing brick to aid in extending the life of the existing veneer. They will also include in their facility budgets to power wash and reseal the veneer every 5 years.

The window of time that OhioHealth has to complete these repairs ends on June 30, 2021. At your convenience, please review the materials included herein, as well as the attached document with a few examples of brick staining across Ohio, and let us know if additional clarification is needed.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Carney Triplett". The signature is fluid and cursive.

Jennifer Carney Triplett, AIA
Principal



ATTACHMENT: Examples of brick staining

Project: ***Cincinnati Music Hall***
Location: ***Cincinnati, Ohio***
Executed by: ***NawKaw***

After decades of wear and tear, the Cincinnati Music Hall in Ohio needed extensive renovations to preserve and restore its former glory. To secure this grand space's legacy for future generations, improvements to the overall structure were made, and the building was modernized and upgraded extensively.

Nawkaw stepped in to even out the different brick color tones throughout the entire building and finished the nearly two-year renovation project with an even and beautiful finished look. Today, the building stands as world-class music and event space to serve the Cincinnati musicians and citizens.

(Source: www.nawkaw.com)



BEFORE



AFTER

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Project: **University of Dayton**
Location: **Dayton, Ohio**
Executed by: **NawKaw**

This building at the University of Dayton had a light, yellow brick before Nawkaw got to work. Through Nawkaw’s staining process, it became more modernized with a darker and redder stain. This building now has a new look for students and staff to enjoy!



BEFORE



AFTER