

21-081MPR – OHIOHEALTH – EXTERIOR MODIFICATIONS

Summary

A request for review and approval for exterior modifications to an existing building located at 250 W. Bridge Street in the Bridge Street District.

Site Location

The site is located on the northwest corner of the intersection of W. Bridge Street and Shawan Falls Drive.

Zoning

BSD-IRN, Bridge Street District – Indian Run Neighborhood.

Property Owner

OhioHealth Corporation

Applicant/Representative

Denis Veneziano, OHM Advisors

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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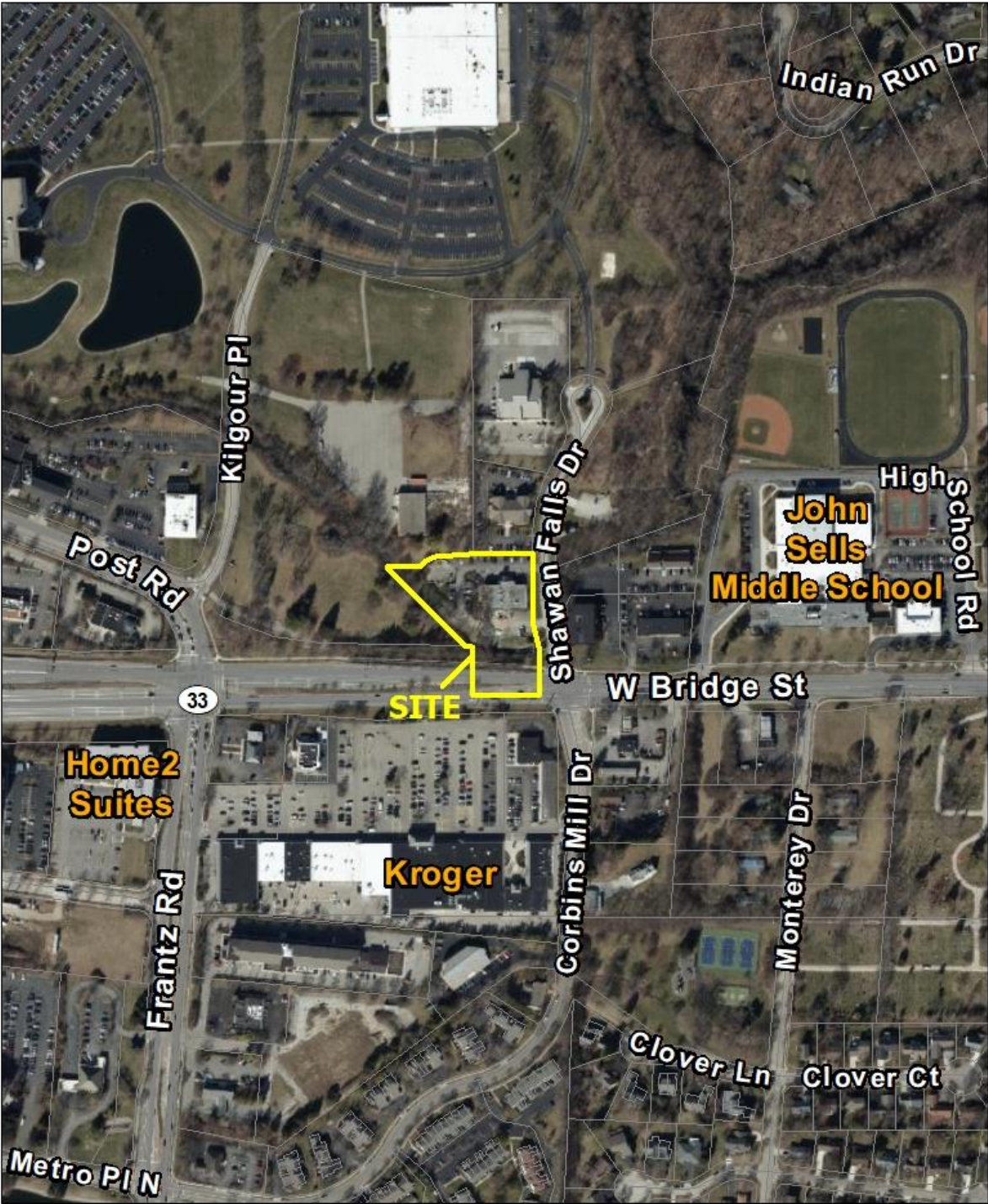
Next Steps



Upon review and approval by the Administrative Review Team (ART) of this application, the applicant may proceed with the work.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-081MPR Minor Project Review OhioHealth - Exterior Modifications 250 W. Bridge Street</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

250 W. Bridge Street is a structure built in 1976, and located directly opposite the Dublin Plaza shopping center. The site is zoned Bridge Street District, Indian Run Neighborhood district. OhioHealth previously purchased this building and is in the process of renovating it for medical office space. A façade addition to house an atrium and elevators was approved in September of 2019, Project case #19-74MPR; this addition has been fully constructed. Most recently (4/8/21, Case 21-038MPR), ART approved the replacement of portions of the brick veneer and building windows. The windows were replaced; however, due to serious structural issues, OhioHealth is now requesting to not replace all of the brick veneer. When brick was replaced above, and to the right, of the new entry, it was discovered that fastening any new brick to the existing CMU structure was going to be problematic. OhioHealth states that they considered covering the structure with a new master wall system, such as EIFS, the full brick replacement, and other systems, and has determined that the proposed brick staining is least invasive and most beneficial.

Site Characteristics

Natural Features

The site is fully developed; however, there is a line of trees on the west property boundary, leading to an open parcel owned by OCLC (Online Computer Library Center, Inc.).

Historic and Cultural Facilities

There are no historic or cultural features on the site.

Surrounding Land Use and Development Character

North: BSD-IRN, Indian Run Neighborhood (Office and vacant)

East: BSD-HTN, Historic Transition Neighborhood (Office)

South: BSD-C, Commercial (Shopping center)

West: BSD-IRN, Indian Run Neighborhood (vacant)

Road, Pedestrian and Bike Network

Public sidewalks are located on the north side of W. Bridge Street all the way to Historic Dublin and beyond. No sidewalks are present on the south side of W. Bridge Street at the shopping center; however, they start at Corbins Mill Drive and continue to Historic Dublin. Shawan Falls Drive does not have sidewalks.

Proposal

This is a request for review and approval of exterior modifications to all four sides of an existing building. Due to necessary structural repairs and that the original brick is no longer available, the applicant is proposing to stain portions of the façades to mask previous repairs and create a more interesting appearance in line with the new, modern entry atrium.

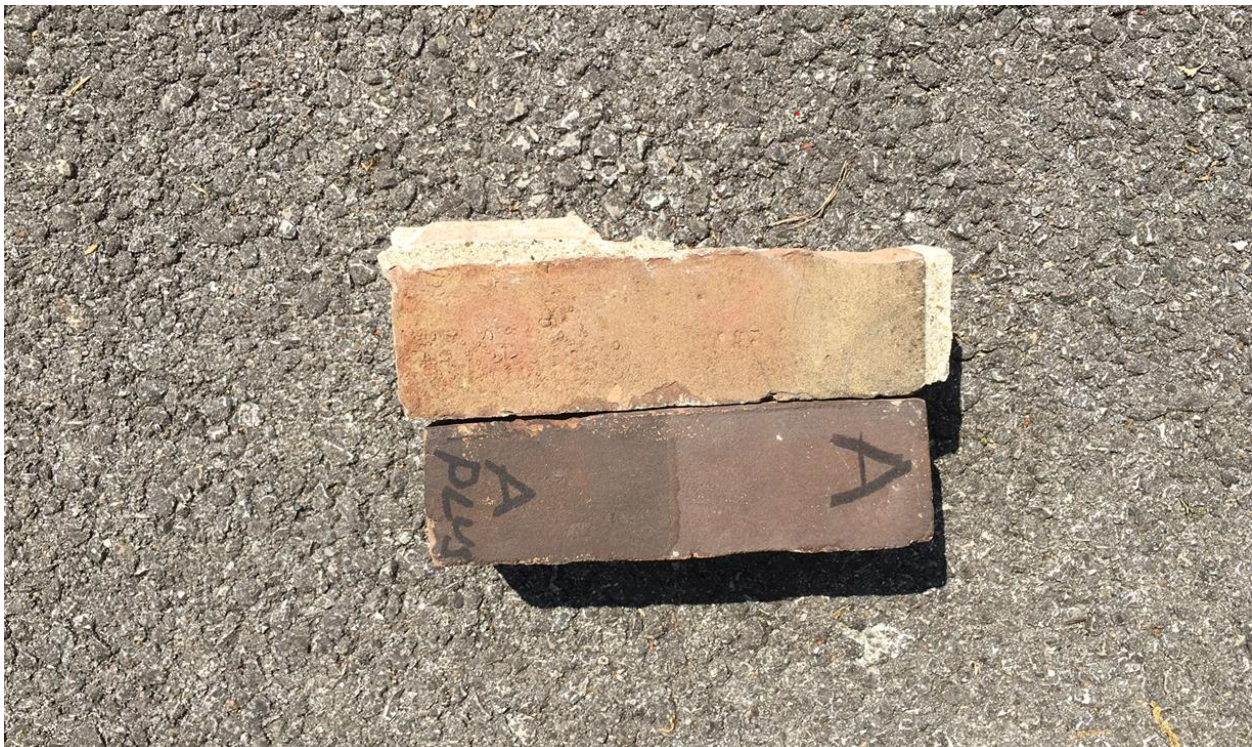
Starting at the top of the building, the applicant is proposing to stain a cornice area, 3' 8 1/2" tall, to better integrate the replacement brick that was installed during previous repair work. This band will run around the entire cornice of the building, as shown on the submitted drawings.

On the south and east elevations, the applicant is proposing to use the same stained-brick effect between the two-over-two groupings of windows. The running bond brick pattern will be grooved to provide a clean edge for the stain; please see the detail on the accompanying elevations.

Where the staining is proposed, the applicant states that the mortar will not be stained in order to preserve the look of individual bricks. The applicant further states that the manufacturer has a lifetime warranty for the product and that the owners have programmed a 5 year cleaning and sealing maintenance activity to keep the building looking fresh and in good repair. The manufacturer's information and lifetime warranty details have been submitted for consideration by the ART.

Two color samples were submitted: one with one coat of stain and one with two coats of stain. Given the existing color of the brick, Staff recommends that the applicant apply two coats of stain to ensure a more intentional change of color and adequate contrasts on the building.

Staff has not had experience with this product, and therefore, recommends a condition to ensure that the building maintains the intended appearance.



Original brick on top; stained brick on bottom. "A" has one coat of stain; "A Plus" has two coats of stain.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(G)(4)]

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met with Condition. The Minor Project is consistent with all adopted plans, policies, and regulations. The proposed improvements to the façades meet the requirements of the Bridge Street District Code when in concert with the recommended condition to ensure quality and longevity of the stain.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. There is no Final Development Plan for this site.

- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*

Criteria Met. The proposal is consistent with the record established by the ART.

- 4) *The Minor Project meets all applicable use standards.*

Not Applicable. No use changes are being sought; however, medical office is permitted in the Bridge Street District, Indian Run Neighborhood.

- 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 Condition. The proposal utilizes the existing and replacement brick. The applicant stated, in a meeting with staff, that they examined “every other architectural option”, including EIFS, total brick replacement, and other materials. They concluded that adding additional materials onto the already-fragile façade could further compromise the building’s integrity. Staff recommends that the applicant apply two coats of the stain (Option A-Plus).

4. Recommendation

Planning recommends **approval** with two conditions:

- 1) If, at any time in the future, as determined by staff, the stained bricks’ appearance becomes unacceptable, the City of Dublin has the right to require the owner to make immediate (within 90 days) repairs or replacements, including re-staining or, up to and including, replacement or covering the stained brick material. Solutions shall be reviewed by staff and the required reviewing body and shall only be installed after a formal approval.
- 2) Staff recommends that the sample labeled “A Plus” be used (with two coats of stain) to enhance the contrast with the existing brick.