



PLANNING REPORT

Architectural Review Board

Wednesday, July 26, 2023

91 S. HIGH STREET 23-055MPR

www.dublinohiousa.gov/arb/23-055

Case Summary

Address	91 S. High Street
Proposal	Remodel an existing, one-story building on a 0.18-acre site zoned Historic District, Historic South. The site is located northwest of the intersection of S. High Street with Pinneyhill Lane.
Request	Request approval of a Minor Project Review.
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Approval of Minor Project Review with conditions</u>
Next Steps	Upon review and approval of Minor Project Review (MPR), by the Architectural Review Board (ARB), the applicant may file for building permits through Building Standards.
Applicant	Kevin Parzych, Gunzelman architecture + interiors, LLC
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

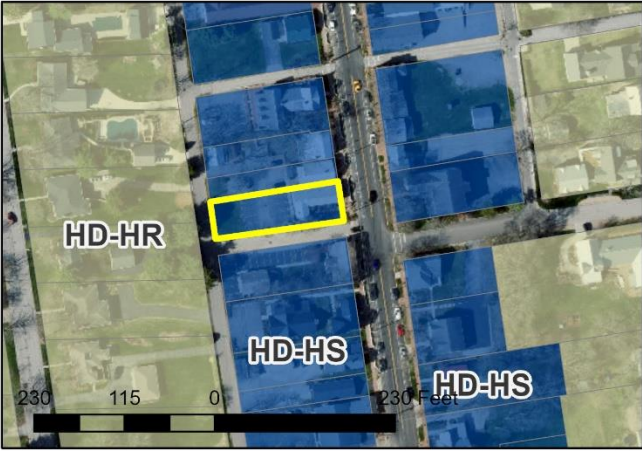
Site Location Map

23-055MPR | 91 S HIGH STREET



Site Features

1 Previously shared parking



1. Background

Site Summary

The J. Evans residence was built ca. 1840 in the Greek Revival style and has a rear addition from the 1990s, creating an L-shaped form. The structure has a stone foundation, clapboard siding, standing seam metal roof, and a majority of two-over-two windows. The structure is part of the Dublin High Street National Historic District. It is also recommended contributing in the 2017 Historic and Cultural Assessment, with all seven integrity markers (location, design, setting, materials, workmanship, feeling, and association) being present. A historic hitching post/boundary marker and hand pump (perhaps modern) exist in the southeast corner of the site, in public right-of-way.

The 0.18-acre site is located on the east side of S. High Street, north of Pinneyhill Lane and is zoned Historic District – Historic South District. The site has approximately 50 feet of frontage on S. High Street and Mill Lane, and 165 feet on Pinneyhill Lane.

The building has previously been used as a business, and a shared parking lot for this address, 83, and 87 S. High Street is located at the rear. The parking lot easement was released in 2017 (documentation attached). The new owners intend to convert the structure from a hair salon to an eating/drinking establishment.

Development History

The previously-shared parking lot also includes stormwater management facilities. A condition of approval for 83 S. High Street is that the three owners work together to create a comprehensive stormwater management plan for the properties. Staff has facilitated meetings, and the required data has been submitted. Comments are provided herein.

Site Characteristics

Natural Features

This flat site has existing Bradford Pear trees along the south side. These are invasive and are on the City's list of noxious trees; however, replacements are not required at this time. Smaller trees and shrubs exist around the building's foundation and at the corner of Pinneyhill Lane and S. High Street. A lawn area exists at the back of the lot adjacent to Mill Lane. Otherwise, the site is fully developed.

Road, Pedestrian, and Bike Network

The property has triple frontage on S. High Street at the front, Pinneyhill Lane to the south, and Mill Lane to the west. The Pinneyhill Lane frontage provides vehicular access for the site. Sidewalks exist along S. High Street; none are present on Mill or Pinneyhill Lanes. No specific bike facilities exist adjacent to the site, although Mill Lane is noted as a Mobility Corridor.

Process

Subsequent to MPR approval, the applicant may apply for building permits through Building Standards.

2. Zoning Code and Guidelines

HD-HS: Historic South District

The intent of the Historic South District, per Code, is to ensure sensitive infill development and redevelopment and provide an improved pedestrian environment while still accommodating vehicles. The Code identifies development standards, including maximum building and footprint sizes, lot coverage, and setbacks. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The Code standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction on preservation, sensitive design, and complementary materials. The Guidelines provide best practices for rehabilitation (Chapter 4) and site design (Chapter 6).

3. Interim Land Use Principles

As Envision Dublin, the City’s Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The following principles apply to this request:

1. Think Comprehensively. Plan for the Big Picture. *This project will bring vitality to S. High Street, which was a goal of the Historic District Task Force.*
2. Focus Growth. *This request adaptively reuses a historic building and existing utility infrastructure through redevelopment.*
3. Protect and Enhance Our Historic and Cultural Resources. *The project will adapt an early-Dublin building for modern, lively use.*
4. Be Distinctly Dublin. *This project preserves the district’s identity and fabric through high-quality adaptation.*

4. Project

Lot Coverage, Setbacks, Footprint Size

The maximum permitted lot coverage in the Historic South District is 65 percent, per Table 153.173A. The existing lot coverage is shown at 70 percent, which is a legal, pre-existing condition. Since no building additions or site changes are being requested, this is permitted to remain. Should any additions be requested in the future, they will require a Waiver according to Section 153.176(L)(5)(h).

Setback Location	Required	Provided
Front	0’	0’
Side	3’	5’ and 5 1/2 ’ north side >3’ south side
Rear	25’	>25’
Rear Pavement	5’	>5’

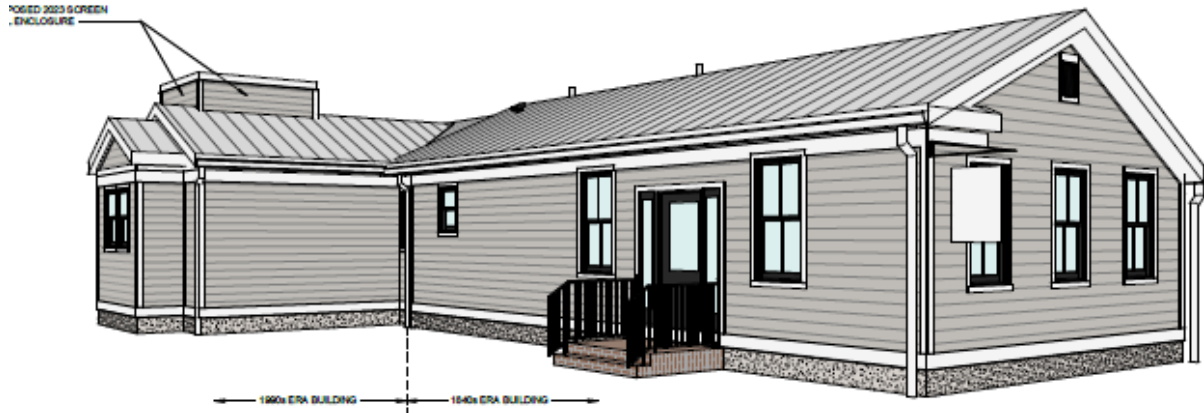
The maximum building footprint is limited to 1,800 SF per Table 153.173A of the Code. The building footprint is shown at 1,190 SF, thus meeting this requirement.

Massing

Overall, very few exterior changes are proposed: only those associated with changing the use from a salon to a restaurant. These are described below.

East Elevation – S. High Street

The historic front elevation is largely unchanged. The existing gable vent is proposed to be replaced with a modern one of the same size. A sign will eventually be proposed on this elevation; however, the applicant is not requesting review and approval now.



East and South views

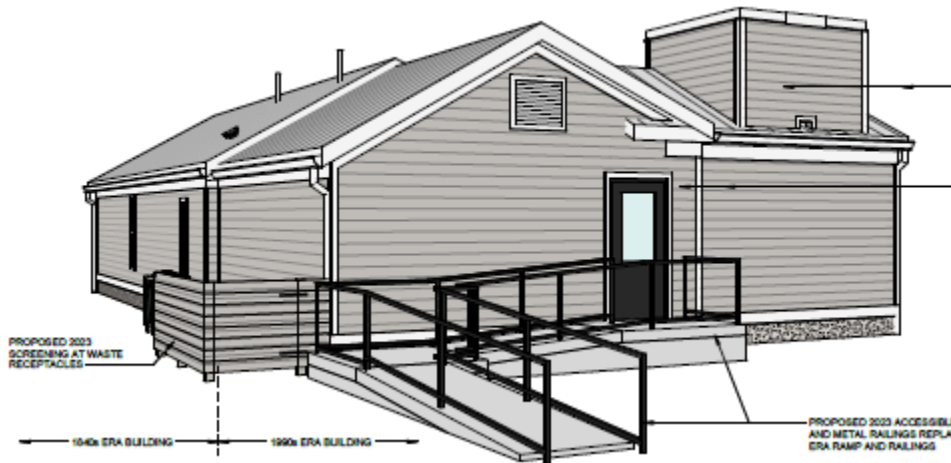
South Elevation – Pinneyhill Lane

This elevation contains the front entrance to the original building, along with the 1990s ell addition. The new roof top exhaust screen is visible on the southwest corner. This is added directly to the 1990s addition and does not impact the original structure. The roof peak of the original structure is shown at 14 feet, 4 inches, and this screen sits above both the original building and the addition, at 17 feet, 7 inches, and does hide the entire exhaust as required in Section 153.173(I)(5)(a). Access to the exhaust hood will be via temporary ladder, and a swinging door is built into the screen wall, seen on the west elevation. Planning, Building Standards, and the applicant worked together to minimize the impact of this screening, and the result is appropriate.

An additional restroom exhaust cap is seen on the roof; otherwise, all siding, windows, hand railing, lighting, and other materials remain as existing.

North Elevation

Proposed changes here include the addition of the refuse screening (discussed under Materials) and three new roof penetrations for restroom exhaust and HVAC equipment. More fire resistant siding and soffit material are necessary on this façade to meet Building Code. Planning and Building Standards tried to avoid replacing the original siding and soffit along this façade; however, after careful re-review of the Building Code, the replacement is required. Guidelines Sections 4.1A and C state that the preservation of original features and materials are the first preference; however, if not practical to retain original materials...for safety reasons, then quality contemporary materials may be used. This is further discussed under the Materials section.



North and West views

West Elevation – Parking Lot

On the left side is the wood screen for the refuse containers. A new ADA ramp, hand rails, and man door are shown on the left and toward the center of the elevation, to address accessibility issues and replace a previously-off-site ramp. A new, larger rectangular gable vent will accommodate the new restaurant equipment, replacing the original circular vent. The circular vent appears to be part of the original historic fabric; however, it is necessary for this new use and appropriately located at the back of the building. On the right side of this elevation is the previously-described exhaust screen and access door.

Materials

The existing tan standing seam metal roof will remain. The original siding on the building and 1990s addition will remain on three sides, to be painted Crushed Ice, SW7647. All existing windows will remain, with trim painted Pure White, SW7005, and frames painted Iron Ore, SW7069.

The north siding and soffit is proposed as “smooth engineered wood” in a nickel gap configuration with six-inch reveal, as will be the roof exhaust enclosure. This does not match the original and 1990s lap siding and reveal, and it is a very modern siding interpretation not appropriate for the district. The provided sample is of TruExterior, a flyash product, which requires a Waiver and does not match the call out on the drawings. A recommended condition of approval states that both the siding style (lap) and reveal need to match the original structure, and the siding, trim, and soffits shall be a wood product in keeping with Code requirements. The sample product has been previously approved, under the name “Boral”, with a Waiver, only in locations that are high-moisture or high-weather exposure, which is not the case in this project. Paint will match the body and trim.

The refuse enclosure is to be constructed of TruExterior as well, painted Crushed Ice to match the structure’s body. The details of the trash enclosure indicate horizontal 1 x 6” planks using the same nickel-gap configuration as the siding. Section 153.173(I)(7)(a) states that trash needs to be fully screened using a wall to match the adjacent principal structure; in this case, the original wood lap siding. The enclosure is shown as four feet tall, which is acceptable relative to requirements of Code Section 153.173(I)(7)(b). The fencing should be extended to

the east to fully enclose the trash area, especially since the adjacent building is residential. These are all recommended conditions of approval. Shutters on the north side of the building will remain and be painted Pure White.

The hand rails for the ADA ramp on the west elevation are to be fabricated out of corrosion-resistant metal, painted Iron Ore. The new man door on this elevation is Marvin Trustile, made of MDF with a half light and a two-panel bottom. The existing front door will remain as is, and both doors are to be painted Iron Ore.

The bike racks are proposed from Reliance Foundry, powder coated in black. They have a two-point mount, which is acceptable.

Gutters/downspouts are made of aluminum and are an ogee profile and 3-inch width respectively. These will be painted Pure White to match the trim and eaves. The gable louvers will be aluminum, painted Pure White.

Lighting

The building currently has existing, non-compliant floodlight fixtures at various locations. Bringing lighting into compliance with full cut-off fixtures is a relatively easy way to make a significant positive impact, and the applicant agrees although would prefer to do this in concert with a future sign request. A recommended condition addresses this.

Site Development

The historic hitching post/boundary marker and hand pump will both remain in their current locations in the S. High Street right-of-way.

The applicant proposes to have four 90-gallon, wheeled waste receptacles stored within the fenced area on the north side of the building. The Board has previously had concerns about this approach, namely that waste receptacles are brought to High Street for collection and may end up staying on the street longer than desired. In this location, trash pick-up is currently provided along Mill Lane, and this is planned to continue, so staff is satisfied. The applicant is proposing three yews to specifically screen the HVAC equipment on the north side; this is acceptable.

Parking lot screening is required for lots containing ten or more spaces; this is not the case here, with only seven provided at the rear, plus a maneuver area. The applicant generously proposes additional landscaping using arborvitae, hornbeam, and magnolia for the west side of the parking lot facing the homes on Mill Lane. Additional landscape buffer is required adjacent to 87 S. High Street, a single-family residential structure, per Code 153.173(H)(4)(a). The applicant has provided a row of arborvitae to meet this requirement, and staff is satisfied.

Access and Parking

The 1,190 square foot eating and drinking establishment requires ten parking spaces for every 1,000 square feet, according to Table 153.173C. Thus, twelve spaces are required; eleven are shown on site including the four directly off of Pinneyhill Lane, plus one on-street space on S. High Street as permitted. With the ADA ramp changes, all vehicular parking requirements are met.

Two required bike racks are provided at the rear of the building, visible from the Mill Lane Mobility Corridor, meeting Code 153.173(F)(15). Due to the existing, narrow condition of Pinneyhill and Mill Lanes, staff is not requesting that sidewalks be constructed.

Utilities and Stormwater

As described and consistent with the approval for development on 83 S. High Street, a comprehensive stormwater management redevelopment study has been conducted and accepted by staff and the City Engineer. Minor inconsistencies between the civil and landscape drawings shall be addressed at building permit. Proposed improvements shall not adversely impact adjacent properties and existing drainage patterns. This is noted as a recommended condition of approval.

4. Plan Review

Minor Project Review	
Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met with Conditions: The project is consistent with all plans, policies and regulations when combined with recommended conditions of approval.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: There are no PDPs or FDPs associated with this request.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.	Criteria Met with Conditions: The request will be consistent with the record when combined with the conditions.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Criteria Met: The proposed land use is permitted within the Historic South District.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: Minimal changes to the building are requested, and the replacement of north façade siding and soffit material cannot be avoided per the Building Code. The proposal is consistent with the Guidelines as noted.

6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.
Criteria Met with Conditions: This proposal will be consistent with context and character when conditions are realized. With future replacement of non-conforming lighting, context and character will be further improved.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.
Criteria Met with Conditions: The applicant is using the building essentially as-is. Site development improvements address outstanding ADA issues; conditions address trash screening, lighting, and siding replacement.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.
Criteria Met with Conditions: Once conditions and lighting are addressed, the site will be in conformance with the Code. This proposal meets the Guidelines with the recommended condition regarding siding.

Recommendation

Planning Recommendation: Approval of the Minor Project Review with conditions:

- 1) At the time of sign permit, the applicant shall also include a lighting plan to update, or remove, all non-compliant fixtures to current Code requirements to be approved by the Architectural Review Board.
- 2) All new siding, trim, and soffits shall be wood or engineered wood approved by staff. Lap siding with reveals that match the original structure shall be used for the north elevation, to be demonstrated at building permit. Boral, or a similar flyash product, is not supported.
- 3) Regarding the trash enclosure the following shall be shown at building permit for staff approval:
 - a. The siding shall be wood or engineered wood to match the adjacent existing siding style and reveal, and
 - b. Fencing shall be extended to the east to fully enclose the trash area from view of the adjacent residential structure.
- 4) Minor inconsistencies between the civil and landscape drawings shall be addressed at building permit. Proposed improvements shall not adversely impact adjacent properties and existing drainage patterns to staff's satisfaction.