



PLANNING REPORT

Architectural Review Board

Wednesday, November 15, 2023

16-22 N. HIGH STREET 23-109INF

www.dublinohiousa.gov/arb/23-109

Case Summary

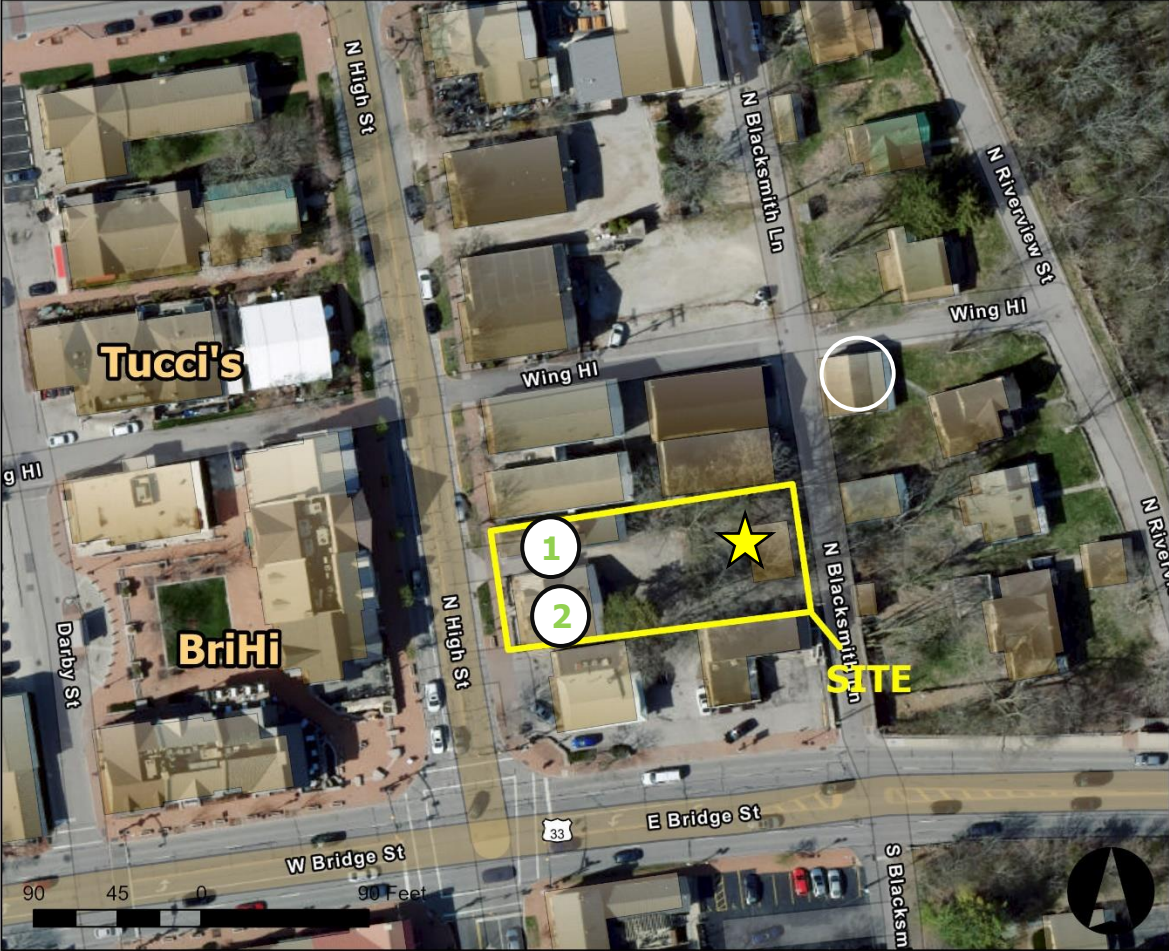
Address	16-22 N. High Street
Proposal	Informal review and feedback on for a proposed 3-story mixed-use building in the Historic District.
Request	Informal review and feedback of a future development application.
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Non-binding feedback</u> on discussion questions.
Next Steps	Upon feedback from the Architectural Review Board (ARB), the applicant may apply for a Concept Plan.
Applicant	Joe Trepicone, Trepicone & Associates Architects
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us .

Site Location Map

23-109INF | 16-22 N High Street



- Site Features**
- 1 22 N High Street (Rolls Realty)
 - 2 16 N High Street (Psychic Readings)
 - ★ Proposed addition



1. Background

Site Summary

The site is located northeast of the intersection of N. High Street and Bridge Street. The lot contains two structures: 16 N. High Street and 22 N. High Street and a concrete drive between the two buildings. There is a surface parking lot to the rear (east) of the property accessed from N. Blacksmith Lane. There is an existing dirt floor shed at the rear of 22N. High Street and an unusable, dilapidated outbuilding facing N. Blacksmith Lane.

Historic and Cultural Facilities

22 N. High Street and 16 N. High Street are individually listed in the National Register of Historic Places as Dr. McKittrick's office and house. 22N. High Street was built circa 1900. The Queen Anne-style building has a rectilinear footprint, with a hipped-roof core and a cross-gable over a bay window on the front façade. The structure has original wood siding and a standing seam metal roof. The structure's historic use was a doctor's office and the current use is commercial.

16 N. High Street was built in 1843. The stone building has a rectilinear footprint with a two-story core, and a one-story frame addition spanning the width of the rear elevation. The side-gable roof is sheathed in standing seam metal and pierced by two gable wall dormers on the façade. Two doors serve as separate business entries on the façade. The majority of windows are two-over-two wood sashes, except in the dormers, which are one-over-one. The structure's historic use was a single-family home and the current use is commercial.

Unfortunately, the 2017 HCA did not address outbuildings in its analysis, so these structures are largely neither Contributing or Non-contributing. Today, it is most appropriate to determine that this structure is Non-contributing, due to its lack of listing as specifically Contributing. Staff is working on a new contract with our preservation architect to address this situation in the upcoming months.

The building is within the boundaries of the City of Dublin's local Historic Dublin district.

Natural Features

The site contains a number of mature trees located to the rear. A tree survey, conducted by a certified arborist, will be needed at time of Final Development Plan (FDP). If any healthy trees greater than 6" DBH are removed during the process, Code requires replacement on site or a fee paid to the City of Dublin. The site has a grade change from west to east.

Road, Pedestrian and Bike Network

The site has frontages along N. High Street to the west and N. Blacksmith Lane to the east. Currently, the vehicular access is from N. High Street and N. Blacksmith Lane.

Development History

2022

In September 2022, the ARB approved with conditions an application for the installation of a sign at 22 N. High Street by Rolls Realty.

2020

In October 2020, the Board disapproved an application for the installation of a lattice fence and overhead lighting at 16-22 N. High Street.

2019

In September 2019, the Board conditionally approved site modifications and exterior modifications to both 16-22 N. High Street. The improvements included a roof replacement, façade improvements, window replacements, and a new brick-paved path between the buildings leading into a courtyard space to the rear of 16 N. High Street. With the approved site plan, a condition applied to the proposed lattice fencing on the site that required the applicant to update the lattice to a more durable material such as metal or cedar wood.

2012

In March 2012, the ARB approved exterior paint modifications for 22 N. High Street.

2010

In April 2010, the ARB approved a conditional use application for a 210 square-foot front patio at 16 N. High Street.

Process

After an Informal Request, a Concept Plan (CP) is required where projects exceed the criteria for Minor Projects, meaning commercial building additions expanding the gross floor area by more than 25% or more than 1,500 square feet, whichever is less. This request falls into this category. CP is the first, binding, formal step before Preliminary Development Plan (PDP) and FDP. The purpose of the CP is to provide a general outline of the scope, character, and nature of the proposed development that is consistent with the policy direction of the Community Plan, the *Historic Design Guidelines* and the requirements of the Historic Zoning District.

2. Zoning Code

Historic District – Historic Core

On February 22, 2021, City Council approved amendments to the ARB section of the Zoning Code, which established new zoning requirements for the district. March 23, 2021 was the effective date of this Ordinance, and all applications are subject to these requirements.

The Historic Core shall ensure “sensitive infill development” while providing a walkable environment, accommodating vehicular access, preserving historic buildings, and providing a development that is sensitive to existing scale and character of the surrounding area.

Historic Design Guidelines

The Guidelines provide direction on best practices for new construction. Chapter 5 applies to new construction and Chapter 6 for site design. At later project stages, the applicant will need to demonstrate how this guidance has been included within all designs.

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 goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for

the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

4. Project

Proposal

The applicant proposes a mixed-use building and envisions promoting small-scale business within the Historic District. The building is to include an office space and two homes at the rear of the existing two buildings.

Uses

The new addition will change the commercial use to mixed land use and align with the Future Land Use plan. Multiple primary uses are permitted by Code within the district.

Site Layout

The two existing buildings on the site face N. High Street and have an existing footprint of approximately 2,500 square feet. The rear of the site is wooded, with a 4 car-garage built into the slope. An asphalt path exists between 16 N. High Street and 22 N. High Street. Applicant proposed to demolish the outbuilding for the proposed development.

The applicant is proposing a $\pm 5,300$ square foot building at the rear of the site, with $\pm 1,900$ square feet on the first floor devoted to an office use fronting towards the west. The second and third floors feature two $\pm 1,700$ square-foot apartments with frontage towards the east. Lot coverage of 85% is permitted, and the applicant proposes 81% of lot coverage at this submission.

The building is at a setback of 5 feet from the rear the property line, meeting the minimum required setback for properties in the Historic Core. It aligns to the north property line with a permitted 0' setback and allows for a driveway along the south property line.

Scale, Mass, Height, and Architecture

The proposed three-story building has a windowed façade on the first floor facing towards N. High Street. The second and third floors of the building are simple cuboid forms with a symmetrical façade featuring a gable and two wall dormers on each side on the west elevation.

The building transitions to three-and-a-half story at the rear façade, facing N. Blacksmith Lane. It features a step down façade with balconies, along with a residential entry and garages facing N. Blacksmith Lane. A large dormer is located at the top.

The southern façade of the building has fenestrations on the upper two levels facing the two-story structure at 16-18 E. Bridge Street. The



Aerial View from the West (N. High Street)

northern façade of the building shows numerous fenestrations, and this needs to be evaluated. Openings are not permitted due to the distance from the property line.

The proposed building height is 30' facing N. High Street and 30' at the rear. The total rear height including the large dormer is unknown at this point.

Maximum building height in the Historic Core is 30 feet, although specific language regarding compatibility is included in the Guidelines. The form and massing of the building should be responsive to the site topography and similar in overall height of the surrounding buildings. Staff is concerned that the height and massing is too great given the surrounding context of the site.



Aerial View from the south-east (N. Blacksmith Ln)



Aerial View from the north-east (N. Blacksmith Ln)

Materials

Conceptual materials include wood shake siding, wood siding, limestone walls, and a standing seam metal roof. The applicant proposes to use an Ember color palette, and the proposed colors are from the Pre-approved Historic Paint Colors.

Vehicular and Pedestrian Access and Utilities

The applicant proposes to replace the asphalt driveway between the existing buildings with a pocket plaza to create a pedestrian corridor from N. High Street to the proposed new structure. An ADA-accessible connection must be established to the proposed mixed-use building from N. High Street.

Currently, there is an existing curb cut between 16 N. High Street and 22 N. High Street. With the proposed design and removal of the asphalt driveway, the existing concrete drive approach will need to be removed, the area will need to be restored to the surrounding conditions (seeded/grassed tree lawn, curb along the right of way, brick paver sidewalk), and positive drainage shall be provided. If on street parking spaces can replace the existing curb cut then a striping and signing plan will need to be provided.

Along N. Blacksmith Lane, pedestrian and vehicular entries along with a driveway apron could be a challenge. Currently, the driveway apron might be within the right of the way and there

are too many curb-cuts. Staff recommends a design approach to manage the proposed access points. A site survey will be required at the CP. All existing and proposed utilities are to be shown with future applications.

Parking

The Code require parking requirements to be fulfilled by providing parking on-site, on-street, off-site, or in a parking structure. Parallel parking is permitted along N. High Street; however, Blacksmith Lane is not wide enough to accommodate on-street parking. Currently, the applicant proposes 4 on-site parking spaces and 2 on-site ADA parking spaces. Code requires 2.5 parking spaces for every 1,000 SF. The proposed commercial (2,548 SF, existing and 1900 SF, new) SF is $\pm 4,500$ SF, which would require ± 12 parking spaces. Additionally, Code requires two parking spaces per dwelling unit. The applicant is proposing a two-car tandem garage for each duplex apartment.

If provided off-site, the Code requires public parking to be located within 600 feet. The distance is measured along a walkway from the nearest pedestrian entrance to the parking area from the main entrance of the principal structure. A Parking Plan shall be submitted for review with the PDP.

ArcGIS Modelling

At the July 2023 ARB meeting, GIS staff shared the ArcGIS Urban tool and the base map of the Historic District. Staff has worked with the GIS team and consultant to create 3D models demonstrating building massing and scales in context with the adjacent building within the Historic District. The massing shows additional context with the proposed building. Staff anticipates sharing additional views during the ARB meeting.



5. Discussion Questions

- 1) Does the Board support the demolition of existing non-contributing garage?
- 2) Does the Board support the proposed use for the infill development?
- 3) Does the Board support the design concept, massing, height and overall architecture of the proposed building?
- 4) Does the Board support the proposed material palette?
- 5) Any other considerations by the Board?