



PLANNING REPORT

ARCHITECTURAL REVIEW BOARD

Wednesday, February 21, 2024

16-22 N.HIGH STREET DEMOLITION/BACKGROUND and CONCEPT PLAN 23-136DEMO, 23-135CP

www.dublinohiousa.gov/arb/23-136

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Case Summary

Address	16-22 N. High Street
Proposal	Request for approval of a demolition of two Background structures at an existing site and review and approval of a Concept Plan . The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 65 feet northeast of the intersection of N. High Street and E. Bridge Street.
Request	Review and approval of Demolition and Concept Plan under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Approval of Demolition/Background with a condition.</u> <u>Approval of Concept Plan with conditions.</u>
Next Steps	Upon review and approval of the Demolition by the Architectural Review Board (ARB), the applicant may obtain a demolition permit through Building Standards. Upon review and approval of the Concept Plan, the applicant may proceed to the Preliminary Development Plan (PDP) application.
Applicant	Joe Trepicone, Trepicone + Associates
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

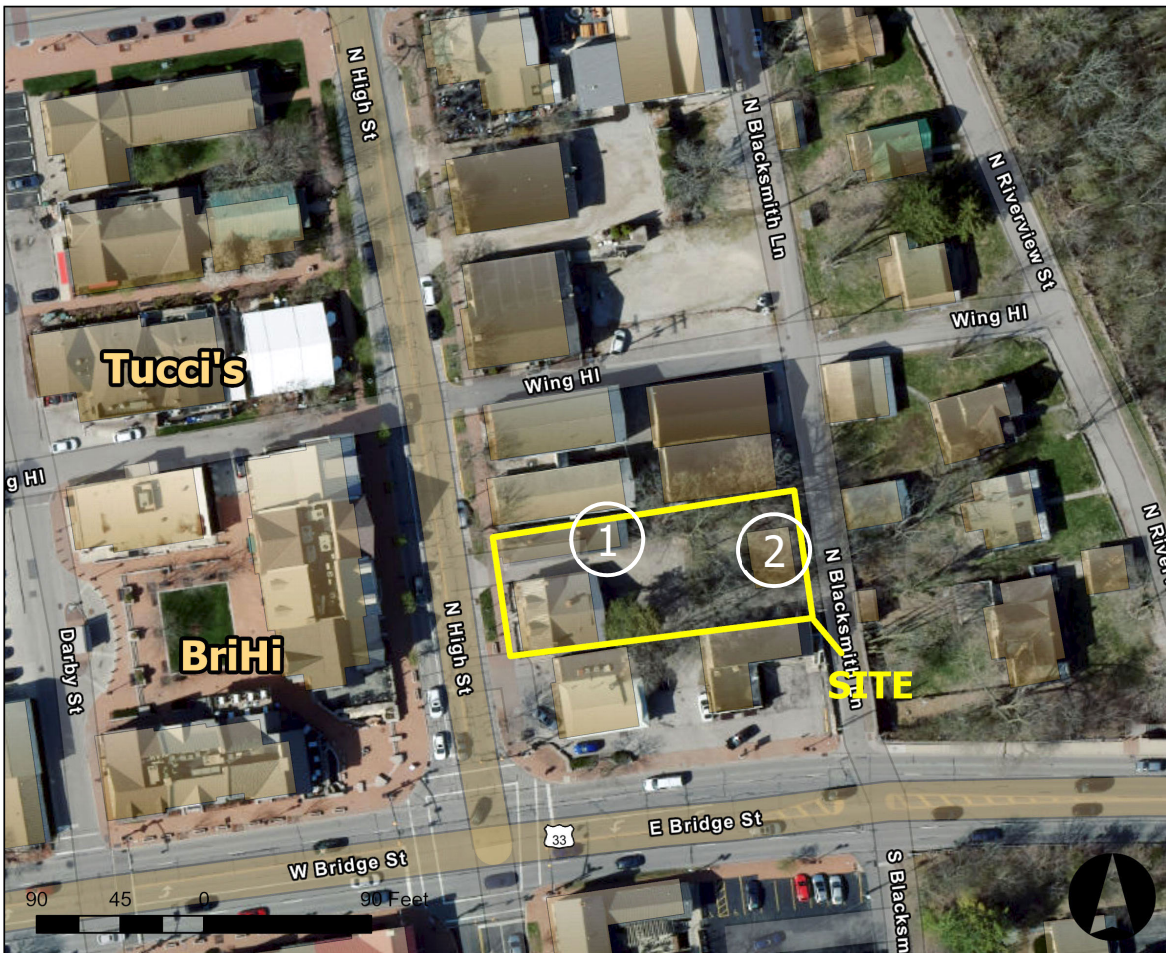
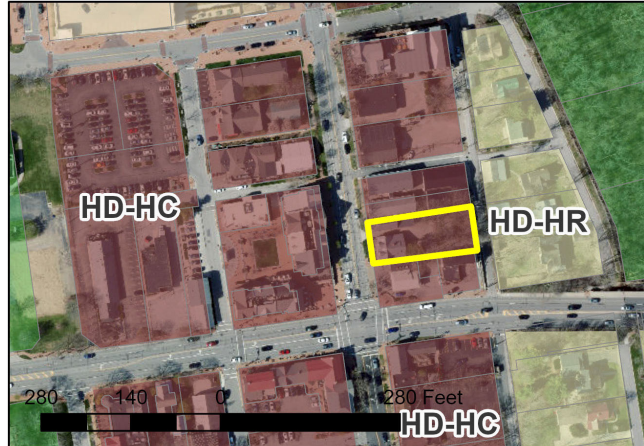
Site Location Map

23-136 DEMO/23-135 CP
16-22 N High St



Site Features

- 1 Existing Shed
- 2 Existing Garage and New Building Location



1. Background

Site Summary

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

Historic and Cultural Facilities

Both 22 N. High Street and 16 N. High Street are individually listed in the National Register of Historic Places as Dr. Llewellyn McKittrick's office and house, respectively. 22N. High Street was built circa 1900. The Queen Anne-style building has a rectilinear footprint, 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. Most 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 currently, the property is vacant. During the Informal Review, the property was occupied, and the active use was commercial.

The 2017 HCA did not address outbuildings in its analysis, so these structures are largely neither Landmark nor Background. Today, it is most appropriate to consider these structures as Background due to their lack of listing as Landmark outbuildings.

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 the time of the Final Development Plan (FDP). If any healthy trees greater than 6" DBH are removed during the process, the Code requires on-site replacement or a fee paid to the City of Dublin. The site has a fairly significant grade change from west to east as the land slopes toward the Scioto River.

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. N. High Street has sidewalks, although no bike lanes; N. Blacksmith Lane has neither.

Development History

November 2023

In November 2023, the Board provided non-binding feedback for an Informal Review application to construct a three-story mixed-use addition and demolish a non-contributing shed and parking structure. The Board supported the mixed land use; however, the Board expressed concerns about massing and architecture. Below are the Board's concerns; the italics below indicate the current status of the comment.

Massing: The Board expressed reservations about the massing and felt it was enormous for the area. The Board recommended that the proposed building be more responsive to the existing adjacent buildings' height and massing. The Board requested massing studies and welcomed different design options. They also discussed adjacent developments within the vicinity of the project, both existing and upcoming. *Applicant's response: The applicant provided massing studies for the three-story building, enclosed in the packets. The massing studies include a three-story building facing N. High Street and a four-story building facing Blacksmith Lane. Staff reviewed the massing study, and since the number of floors was the same as the Informal Review, staff worked with the applicant to reduce the number of floors. The Concept Plan reflects the updated proposal with a two-story building facing N. High Street and a three-story building facing N. Blacksmith Lane.*

Siting: The Board expressed concerns with siting issues, curb cuts, and turning radius. Additionally, trash removal will be challenging and needs appropriate design solutions. *Applicant's response: The applicant has reduced the number of curb cuts; however, site maneuverability is still a concern and is required to be addressed at PDP.*

Materials: The Board expressed concerns with the number of materials and suggested reducing materials and colors to minimize the busyness of the façades and to be more integrated with other façades around the development. *Applicant's response: The applicant has reduced the number of materials and revised the color palette.*

September 2022

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

October 2020

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

September 2019

The Board conditionally approved site modifications and exterior modifications to both 16-22 N. High Street, including 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. A condition required the applicant to update proposed lattice to a more durable material such as metal or cedar wood.

March 2012

The ARB approved exterior paint modifications for 22 N. High Street.

April 2010

The ARB approved a conditional use application for a 210 square-foot front patio at 16 N. High Street.

Process

The Demolition/Background is a single step process where one of the following criteria are demonstrated as per the Code Section 153.176 (J)(5)(b): financial hardship, no features of significance, the structure is in the way of development or hinders character.

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 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.

Staff consulted with Karen Bokor, the City's historic preservation consultant, for a historical analysis and design review to provide feedback on the proposed infill development. This report includes recommendations from the consultant, which align with Staff recommendations. The full report is in the packet for the Board's consideration.

2. Zoning Code and Process

Historic District – Historic Core (HD-HC)

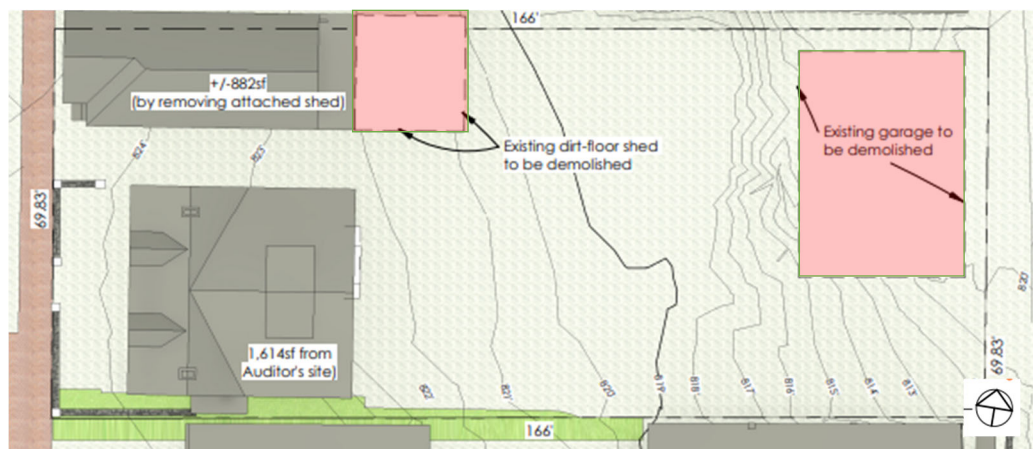
The intent of the HD-HC is to ensure "sensitive infill development" while providing a walkable environment, accommodating vehicular access, preserving historic buildings, and providing a development that is sensitive to existing scale and character of the surrounding area.

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. Demolition

The applicant is proposing to demolish a shed and outbuilding located at the rear of the site. Both outbuildings have been determined as Background. Highlighted below in red are the two existing structures that the applicant proposes to demolish.



Existing Site Plan

The applicant's justification for demolition, per the criteria in 153.176(J)(5)(b) are stated within the project narrative. Both Background structures are not currently in use and do not contribute to the historic character of the district. Staff recommends removal of these outbuildings to maintain the overall quality of the Historic District. If the applicant choose to demolish the shed and outbuilding prior to the approval of the FDP, the applicant shall provide a Site Restoration Plan. This is included as a recommended condition of approval.

4. Project

Additionally, the applicant proposes constructing a two-story mixed-use building at the rear of the site.

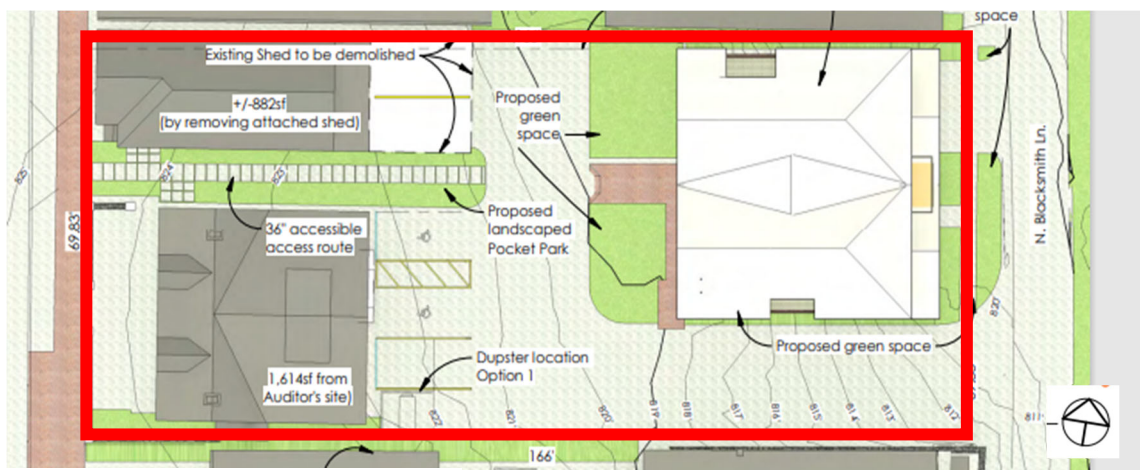
Uses

The new addition will change the commercial use to mixed land use and align with the Future Land Use plan. The applicant is proposing a restaurant, an apartment, and office space. Multiple primary uses are permitted by Code within the district.

Site Layout

The two existing buildings, 16 N High Street and 22 N High Street, face N. High Street and have a total existing footprint of approximately 2,500 square feet. There is a drop in grade from the west to the east of the site. The rear of the site is wooded, with an 800 square-foot, 4-car garage built into the slope and an approximately 164 square-foot shed attached to the rear of 22 N High Street. The applicant is proposing to demolish both the outbuildings for the proposed development.

The Concept Plan layout largely remains the same as at Informal Review, and 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 a restaurant fronting towards the N High Street. The second floor features $\pm 1,900$ square feet of office space. The applicant is now proposing a single-family/live-work apartment at the lowest level facing N. Blacksmith Lane.



Site Plan

The pedestrian access to the site is from N. High Street, and the vehicular access is from N. Blacksmith Lane via the proposed driveway. The vehicular and pedestrian access to the apartment is via Blacksmith Lane. The City is conducting a traffic study that will help establish

the character of Blacksmith Lane, as well as ensuring that all appropriate modes of travel are accommodated. At this early point in the process, staff foresees the character of N. Blacksmith Lane as pedestrian-friendly with limited/constrained vehicular access.

Setbacks and Lot Coverage

The Code identifies applicable development standards for each zoning district. In the HD-HC zoning district, the development standards for the setbacks and lot coverage are as follows:

Development Standards	HD-HC Requirement
Front Yard Setback	0 feet
Side Yard Setback	0 feet
Rear Yard Setback	5 feet
Lot Coverage	85%
Building height	30 feet

The proposal meets all the development standards. The applicant proposes ±80% of lot coverage, and the building is set back 5 feet, 3 inches from the rear property line. It has a 1-foot, 3 inch setback from the north property line. The applicant has provided this setback to allow any overhangs and footings to not encroach on the adjacent parcel. The building height facing N. High Street is 24', and the building height facing Blacksmith Lane is 20' at the front gable. The total rear height is unknown at this point.

Building Height, Massing, Scale, and Architecture

N. High Street

The building's facade facing N. High Street has been reduced from three stories to two stories, making it more proportional in scale with the surrounding properties. This change establishes a pedestrian-friendly environment on N. High Street.



View from N. High Street



View from internal green space

Despite the building height and scale reduction, staff remains concerned with the building architecture. The symmetrical double gables create a feeling of row housing and do not respond to the intended use of the building, although they do serve to help break up the mass of the building. Staff recommends architectural changes, including incorporating elements that respond to the intended use. The window organization creates a monotonous façade, contrary to guidance in Section 5 of the Guidelines. Both 16 N. High Street and 22 N. High Street have

distinct architectural styles, forms and materials, and it is a great opportunity to incorporate some existing iconic features on the site. The consultant's report states that *'Throughout the Historic District there are slight asymmetries in structures that create charm and interest, and this may be an opportunity to replicate the character.'*

N. Blacksmith Lane

Along N. Blacksmith Lane, the applicant has addressed the height, scale, and character by eliminating the third floor and responding to the *Historic Design Guidelines* to mimic the grade change.

At the lowest level, the applicant proposes an apartment for live-work use and has eliminated the second garage, reducing the curb cuts and numerous access points. Staff had recommended office space and relocating the apartment to the uppermost level for better light, ventilation, and views, creating a mixed-use corridor along Blacksmith Lane. The apartment at the lower level is the applicant's personal choice.



Views along N. Blacksmith Ln

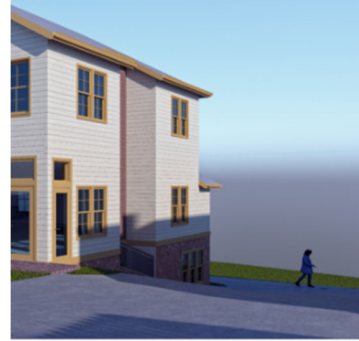
Staff recommends architectural changes on the façade to respond to the proposed restaurant use, creating more light and views from the proposed restaurant. The deck at the topmost floor and the first-floor roofing can be modified, allowing for a larger deck. Additionally, staff recommends breaking the repetitive front gable roof and creating architecturally responsive patterns. Similar to the N. High Street façade, the architecture, openings, and deck do not respond to the character of the Historic District and must be addressed at the PDP. These are included as a recommended condition of approval.

South Elevation

The applicant proposes recessed façades within the north and south elevations. The primary objective is to allow more light to reach the lower floor, particularly along the north elevation, plus allow egress to address Building Code requirements. The recessed façade helps create visual breaks on the elevation; however, the window placements are not proportional to the façade, as recommended in the Guidelines. Additional details and adjusted window patterns could address these concerns in these locations.



South Elevation



Building Standards

Building Standards, in their review, noted the following important comments. The applicant will need to address these comments at the PPD, as recommended by a condition of approval:

- Fire separation line meeting the Code, particularly along the north side.
- Van accessible space requiring an 8' wide aisle.
- Proposed restaurant requiring grease interceptor.
- Emergency escape and rescue openings (EERO) meeting the requirements of the Code, including size and access to grade from the apartment located at the lower level.
- A single entrance to the restaurant limiting the occupancy of the establishment.
- Confirming if the opening along the north side is EERO or the intent is to provide light and ventilation.
- Including sprinkler systems because of limited number of window and door openings.

Materials

Based on the Board's feedback, the applicant has reduced the number of materials and colors. The applicant now proposes clapboard siding and limestone walls. Despite the drawings indicating the use of brick, the applicant has confirmed that limestone is intended. The building is clad with limestone under the water table, and it wraps around the building with the lowest rear story clad fully in limestone. The proposed colors are indicated below.



PPG1085-7 Fig Branches



PPG1086-5 Earthy Ocher



Limestone Walls



Wood Clapboard Siding
(shown unprimed)



Standing Seam Metal Roof

Proposed Material Palette

Parking, Access and Utilities

Parking

At present, the site contains unstriped, gravel parking spaces. As per the Code, required parking is determined by the uses. The proposal includes a restaurant, an office, and a residential apartment unit. Required parking calculations are as follows:

Use <i>(Existing + Proposed)</i>	Required Parking	Parking <i>(provided onsite)</i>	Parking <i>(provided off-site)</i>
Office <i>(Code requires 2.5/1000 sf)</i> 16 + 22 N High Street, Existing (1614 sf + 935 sf) + Proposed (1900 sf)	11	TBD	TBD
Restaurant <i>(Code require 10/1000 sf)</i> Proposed 1900 sf	19		
	Total Parking Required : 30	Parking Provided : 5 + 3 (on street)	22
Residential Apartment <i>Code required 2/dwelling</i>	2	2 (garage)	-

Currently, 16 N High Street is vacant, and the potential parking is estimated based on office use. Should the use change, the applicant must include the information and propose a comprehensive Parking Plan at the PDP.

Code requires parking areas to be accessible by vehicles, bicycles, and pedestrians and parking requirements to be met either on-site, on-street or in a parking structure located within 600 feet of the subject parcel. The applicant proposes off-site parking via the use of the parking garage at North Street. This information must be included in the comprehensive Parking Plan, which is required at PDP.

Bicycle parking is required for any development or use with six or more required vehicle parking spaces, requiring one bike spot for every ten required vehicle parking spaces. The applicant must demonstrate this at PDP.

The applicant is suggesting the addition of three parking spaces at the rear of 16 N. High Street and two parking spaces at the rear of 22 N. High Street. However, the proposed parking at the rear of 22 N. High Street will require more space for maneuverability. The parking is located adjacent to building lot lines and grade changes, preventing backing maneuvers. Instead of parking spaces, the area can be utilized as an extension to the pocket park. This will not only create purposeful public space but also enhance pedestrian movement within the site. Staff is recommending this as a condition of approval.

Access

The applicant proposes to replace the asphalt driveway from N. High Street with a pocket plaza to create a pedestrian corridor from N. High Street to the proposed new structure. An ADA-accessible connection is shown on the Concept Plan, connecting the N. High Street sidewalk to

the main entrance of the new building. Staff recommends establishing another pedestrian connection from the pocket plaza to the rear of the site. Currently, the width of the driveway is unknown, so this is requested to be explored via a condition of approval.

Related to the removal of the driveway between 16 and 22 N. High Street, the existing curb cut will also need to be removed. The applicant must restore the surrounding conditions (seeded/grassed tree lawn, curb along the right-of-way, brick paver sidewalk) and provide positive drainage. If on-street parking spaces can replace the existing curb cut, then a striping and signing plan will need to be provided at PDP.

Utilities

At PDP, the applicant shall provide a site plan showing all existing sanitary laterals and provide a Water Service Plan to Dublin and the City of Columbus Division of Water for review. Staff recommends not placing the building over existing sanitary laterals, and the condition of existing sanitary laterals shall need to be determined via CCTV. If existing laterals are to be used, the applicant must provide CCTV inspection information to the City to confirm the condition.

The applicant shall provide a site survey at PDP, showing all existing and proposed utilities. This is a recommended condition of approval.

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 to create a 3D walk-through to demonstrate building massing and scales. Below are a few still images from the walk-through, which will be presented at the hearing.



Staff generated ArcGIS 3D Views

5. Plan Review

Demolition Review Criteria	
Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the factors established in Section 153.176(J)(5)(a).	Criteria Not Met: Applicant chose not to use this criteria and provided adequate information meeting the other demolition criteria.
2. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.	Criteria Met: The 2017 HCA did not address outbuildings in its analysis, so these structures are determined to be Background. They are in poor condition through no fault of the present owner. Both the dirt floor shed and the parking structure are unusable and contain no architectural, historical or archeological significance.
3. The location of the structure impedes the orderly development of the District, substantially interferes with the purpose of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.	Criteria Met: The parking structure opens to N. Blacksmith Ln and backs out to the road directly, making it unsafe for traffic and pedestrian movement along N. Blacksmith Lane, thus impeding orderly development of the District. Also, both the shed and the outbuilding are unusable and dilapidated, and their removal will improve the overall quality of the Historic District.

Concept Plan Review Criteria	
Criteria	Review
1. The CP is consistent with the applicable policy guidance of the Community Plan, applicable Zoning Code requirements, and other applicable city plans, and citywide administrative and financial policies.	Criteria Met: The CP is largely consistent with Community Plan, zoning requirements and other policies. The applicant shall submit a Parking Plan, along with bike parking location, at PDP.
2. The CP is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met with Conditions: The Concept Plan is somewhat inconsistent with the <i>Historic Design Guidelines</i> . The applicant shall address Section 5 to better

meet continuity and compatibility, along with addressing façade proportions, and doors and window placement.

3. The CP conforms to the applicable requirements of the Code.

Criteria Met: The CP conforms to the applicable requirements for this stage.

4. The CP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.

Criteria Met: The CP meets the scale and is proportionate to the height of existing and proposed buildings within the district.

5. The applicant or applicant's representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practice.

Criteria Met: The applicant representative is a licensed architect.

6. The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure.

Criteria Met with Conditions: The CP retains the existing established network and access points. With the recommended condition establishing additional pedestrian connections through the site, and expanding the pocket park, this criterion could be greatly enhanced.

7. The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of [§ 153.172](#) Uses

Criteria Met: The proposal is for a mixed-use building and a live-work dwelling unit; both are permitted uses in Historic Core.

8. The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of [§ 153.174](#) Design Standards and the *Historic Design Guidelines*.

Criteria Met with Conditions: The proposed building is appropriately sited, creates a cohesive development, and meets the Design Standards at this stage. Architectural modifications are recommended to reinforce the traditional development character of the District.

9. The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development.

Criteria Met with Conditions: The proposal includes a pocket park, visible and accessible from N. High Street, aiming to provide meaningful public meeting spaces. Staff believes this could be expanded as a valuable exchange for parking, via a condition.

10. The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the city or other public agency.

Criteria Met: The CP allows for continued provision of the services.

Recommendation

Planning Recommendation:

Approval of Demolition with following condition:

- 1) Should the applicant choose to demolish the shed and outbuilding prior to the approval of the FDP, the applicant shall provide a Site Restoration Plan to be approved by staff prior to demolition.

Approval of Concept Plan with following conditions:

- 1) At PDP, the Applicant shall address form, windows, and door openings, in both size and location, to better address the intent of the Guidelines.
- 2) At PDP, the applicant shall explore a pedestrian connection from Blacksmith Lane to the proposed pocket park; a location for bike racks shall be considered.
- 3) At PDP, the applicant shall consider expanding the pocket park towards the north property line, in lieu of the proposed parking spaces which would create maneuverability concerns.
- 4) At PDP, the applicant shall address Building Standard comments, noting that building form and use arrangement may be affected.
- 5) At PDP, the applicant shall provide a site plan showing all existing sanitary laterals and provide a Water Service Plan to Dublin and the City of Columbus Division of Water for review.