



PLANNING REPORT

Architectural Review Board

Wednesday, April 24, 2024

CHAMBER OF COMMERCE 24-042MPR

www.dublinohiousa.gov/arb/24-042

Case Summary

Address	129 S High Street
Proposal	Proposal for exterior modifications to an existing building in Historic Dublin. The 0.25-acre site is zoned HD-HS, Historic South District and is located northwest of the intersection of S. High Street and John Wright Lane.
Request	Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Approval of Minor Project Review.</u>
Next Steps	Upon review and approval of MPR by the Architectural Review Board (ARB), the applicant may proceed with the project.
Applicant	John Burchett, Operations Administrator for Facilities & Fleet Management, City of Dublin Megan O'Callaghan, City Manager, City of Dublin
Case Managers	James Condo, Planning Assistant (614) 410-4698 jcondo@dublin.oh.us Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

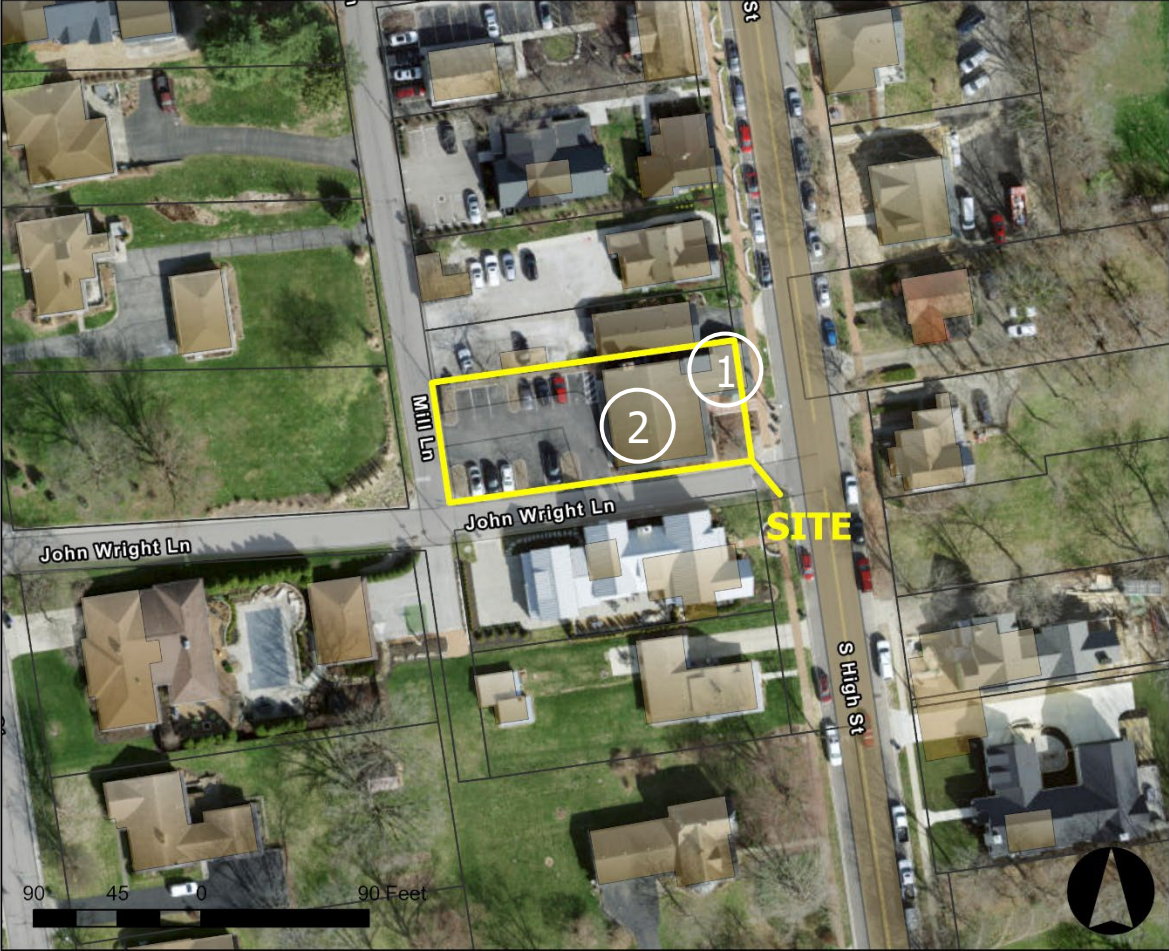
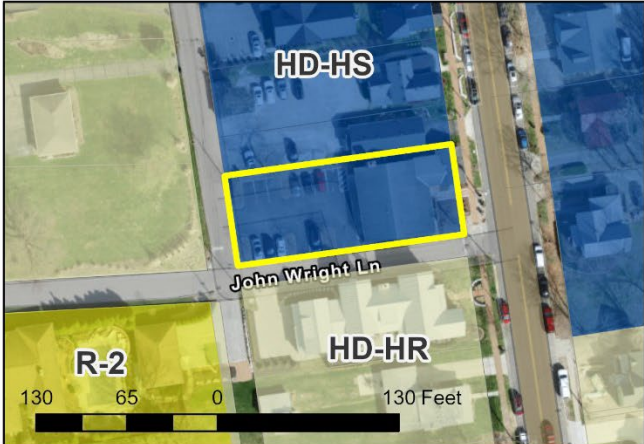
Site Location Map

24-042MPR | Chamber of Commerce



Site Features

- 1 Historic original structure
- 2 Rear addition



1. Background

Site Summary

The 0.246-acre site is located at the northwest corner of the intersection of S. High Street and John Wright Lane, and is zoned Historic District – Historic South District. The site has approximately 66 feet of frontage on S. High Street, 162 feet on John Wright Lane, and 66 feet on Mill Lane. Vehicular access to the rear parking lot is provided on Mill Lane and John Wright Lane, and two sidewalk connections are located along the south and east property line. Evergreen shrubs, trees, and various other plantings screen the parking lot and structure.

Presently, the site is developed with a one-story Hall and Parlor building with side gable roof constructed ca. 1880 as noted in the Historic and Cultural Assessment (HCA) of 2017. The structure is Vernacular in style with a sizable addition to the rear (west), which was built in 1988. The condition of the structure is good as it has been maintained overtime. The property is designated as Landmark within the *Historic Design Guidelines* and is part of the Dublin High Street National Historic District. The site is owned by the City of Dublin.

Site Characteristics

Natural Features

The site is generally flat and does not contain any known natural features or archeological resources.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

Case History

January 1988

The ARB approved an application for a 2,600 square foot addition to the Chamber of Commerce building, as well as 16-18 parking spaces.

Process

A MPR, Code Section 153.176 (I)(1), within the Historic District, is an efficient single-step process for smaller projects. Subsequent to Board approval, the applicant may proceed with the project.

2. Zoning Code and Guidelines

HD-HS: Historic South District

Per the Historic District Code, the intent of the Historic South is to ensure sensitive infill development and redevelopment, and provide an improved pedestrian environment while accommodating vehicles. The Code identifies development standards, including bicycle parking, pedestrian access, and signage requirements. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding site rehabilitation (Chapter 4).

3. Project

Proposal

This is a request for a rehabilitation of a Landmark property. The proposal includes replacing the historic front and rear addition siding and trim, extending the rear siding to cover the exposed concrete foundation, replacing the window trim on both the historic structure and the rear addition, and painting the siding in appropriate colors.

Setbacks and Lot Coverage

This proposal does not affect setbacks and lot coverage.

Exterior Building Material Standards

Historic District Code 153.174(J)(1)(a) permits the use of "high quality, durable materials" for building façades, including fiber cement siding, such as the proposed Hardie Plank lap siding in smooth finish, and the proposed James Hardie Plank window trim. A narrower siding reveal of 4 inches will be used for the historic front of the structure, whereas a wider siding reveal of 7 inches will be used for the rear additions to the structure, putting the Chamber into greater compliance with the *Historic Design Guidelines* Chapter 4.12 (A), which states that "Additions should be clearly distinguishable from the original structure...." The Chamber of Commerce currently features cedar paneling which is not original. The proposed materials will bring the exterior closer in line to its original condition.

Foundation Modifications

The applicant is proposing to cover the currently-exposed concrete masonry unit (CMU) foundation of the rear additions with the proposed Hardie Plank Lap Smooth Finish siding, and the foundation itself will be painted to match the rear siding. This proposal will disguise the unfinished CMU, a prohibited material elsewhere in the Code (153.173 (7)(c)), bringing the exterior into greater compliance with current historic preservation practices. Staff has no concerns regarding the *Historic Design Guidelines* Chapter 4.5(B) recommendation against painting foundations, as it refers to historic stone foundations, not unfinished CMU.

Building Colors

According to the *Historic Design Guidelines* Chapter 4.6(B), building paint colors should closely match the original colors of the building, unless they cannot be identified. The Chamber of Commerce building has gone through multiple renovations, material changes, and color changes, and the HCA makes no mention of an original siding color, meaning "alternate colors should be selected according to the time-period of building construction." Guidelines Chapter 4.6(C) proposes a maximum of three different paint colors, and the applicant is proposing the siding on the historic building be painted in Pure White (SW 7005) and the trim will be Pewter Green (SW 6208). Pure White is listed in the Pre-Approved Paint Colors as a recommended body color for the building's time period, and Pewter Green is the existing paint color of the structure. The Pre-Approved Paint Colors document notes that the body of structures built from 1861-1890 were historically painted "white, off-white, or cream" and trim was usually a darker color, and this proposal meets that guidance.

This color scheme will be inverted for the rear additions to the building, with Pewter Green siding and Pure White trim, again helping to distinguish the addition from the historic building. Staff is supportive of these proposed exterior modifications, as they will support the historic

character of the original structure and clearly distinguish the original front structure from the rear additions.

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: The proposed MP is consistent with Historic District Code Design Standards 153.174(J)(1)(a).
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 proposal.
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: The MP is consistent with the record established by the ARB, proposing the use of fiber cement siding, a Code-approved material.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Not Applicable: The MP does not include any associated changes in land use.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: The proposed exterior modifications are consistent with the <i>Historic Design Guidelines</i> Chapter 4 recommendations related to historic structure rehabilitation (4.5, 4.6, 4.12).
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: The proposed exterior modifications bring the structure into greater compliance with the historic character of the surrounding area.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .	Not Applicable: There are no additional structures associated with this proposal.

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*.

Not Applicable: No site improvements, signs, or other features are proposed.

Recommendation

Planning Recommendation: Approval of the Minor Project Review.