



PLANNING REPORT

ARCHITECTURAL REVIEW BOARD

Wednesday, July 24, 2024

16-22 N.HIGH STREET 24-091INF

<https://dublinohiousa.gov/arb/24-091/>

Case Summary

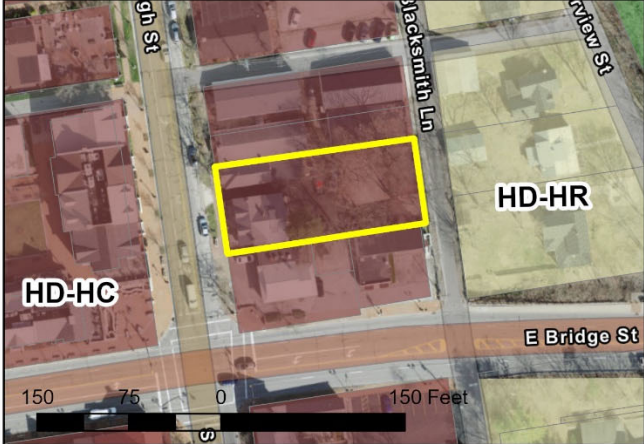
Address	16-22 N. High Street
Proposal	Informal review and feedback prior to the Preliminary Development Plan (PDP) application for the construction of a new mixed-use building in the Historic District. The 0.26-acre site is zoned HD-HC, Historic Core District, and is located approximately 70 feet northeast of the intersection of North High Street and East Bridge Street.
Request	This is request for an informal review and feedback for a mixed-use addition.
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Consideration of the Discussion Questions</u>
Next Steps	Upon feedback from the Architectural Review Board (ARB), the applicant may apply for a PDP.
Applicant	Joe Trepicone, Trepicone + Associates
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

24-091ARB-INF | 16-22 N High St



- Site Features**
- 1 Existing outbuilding/
Proposed addition
 - 2 Existing Shed & Buildings
(16N. High & 22 N. High)



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. 22 N. 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.

Development History

February 2024

In February 2024, the Board approved a Demolition for an existing shed and outbuilding and approved the Concept Plan (CP) for construction of a two-story, mixed-use building at the rear of the site with five conditions. Listed below are the conditions of approval:

- 1) At Preliminary Development Plan (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 Standards 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.

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.

Site Characteristics

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.

Utilities

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

2. Zoning Code and Process

Historic District – Historic Core (HD-HC)

The intent of HD-HC is to ensure "sensitive infill development" while promoting 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. The Code identifies development standards, found in Section 153.173.

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.

Process

A PDP is the second step in a three-step process for projects exceeding 3,000 square feet after the Concept Plan approval. This process results in a formal recommendation and will proceed to a FDP. However, at any stage, an applicant can request an Informal Review for additional Board feedback. The purpose of the Informal Review is to provide non-binding feedback to the applicant. The applicant is choosing Informal Review as an additional step prior to the PDP application.

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

3. Project

The applicant proposes constructing a three-story mixed-use building at the rear of the site. The CP was approved with conditions earlier this year, as mentioned in the development history above. The applicant specifically seeks feedback on these massing studies, relative to the conditions of approval.

Site Layout

The site layout largely remains the same as approved at the CP. Approximately 5,000-square-foot building is proposed at the north-east corner of the site. The first floor is devoted to a restaurant facing N High Street. The second floor features office space. Additionally, a single-family/live-work apartment at the lowest level faces N. Blacksmith Lane. The proposed uses complement the existing uses on N. High Street and N. Blacksmith Ln. and are permitted by Code.

Access

The access points to the site remains as approved at the CP. The pedestrian access to the site is from N. High Street, and the vehicular access is from N. Blacksmith Lane via the proposed driveway. Vehicle and pedestrian access to the apartment is via Blacksmith Lane. The City is currently conducting a traffic study to determine the street section of Blacksmith Lane and ensure that all modes of travel are appropriately accommodated. At this early stage, staff anticipates that N. Blacksmith Lane will be pedestrian-friendly with limited vehicular access. Engineering recommends a 10-foot setback from the rear of the property line to allow for future improvements on N. Blacksmith Lane. The recommendation can be further discussed and negotiated at PDP.

Building Height, Massing, Scale, and Architecture

N. High Street

At the CP, the Board and staff expressed concerns about the form and monotony of the façade. The applicant was required to address the form and massing at the PDP and establish a pedestrian connection between this building and N. Blacksmith Lane. The applicant proposes two massing studies for the Board and requests feedback.

The proposed massing studies display a reduced mass on the second floor and different options for roof variations (Massing Study A and Massing Study B). The applicant has removed the symmetrical double gables and lowered the height of the second floor, which previously made it look like a 2.5-story building. As the Board supported the flat roof, the proposed roof forms now combine flat roofs with different gable styles.

A colonnaded terrace wraps around the building's south side, and a terrace on the north side helps balance the overall structure. The two existing buildings, 16 N High Street and 22 N High

Street, have distinct architectural styles, forms, and materials. The applicant is using this opportunity to incorporate some existing iconic features on the site and create continuity and compatibility between the buildings. The colonnaded terrace reflects the strong porch feature at 16 N. High Street, while providing addition pedestrian activity at this level.



*Concept Plan approval
(N. High Street Façade)*



Massing Study A



Massing Study B

A pedestrian connection is proposed along the south facade. This will establish the future pedestrian corridor between N. High Street and N. Blacksmith Ln, further promoting a walkable environment within the District.

The previous proposals have met the lot coverage, building footprint, height and setback, and staff would recommend meeting those at the PDP without the use of Waiver.

N. Blacksmith Lane

The Board had similar concerns with the form and mass along N. Blacksmith Lane. The applicant proposes two massing studies consistent with those proposed for the front façade.

Per the Board's comments, the applicant proposes eliminating the double gables, thus creating a more cohesive residential appearance. The south terrace wraps around at the rear and reduces the bulkiness of the building. The restaurant would potentially use the terrace as an outdoor seating space, again bringing activity to that building level. The terrace at the rear provides an opportunity to enhance the street edge while breaking up the previously-presented boxy form. The proposed pedestrian corridor is on the south façade and integrated into the building edge, as requested.



*Concept Plan approval
(N. Blacksmith Ln Façade)*



Massing Study A



Massing Study B

4. Discussion Questions

- 1) Does the Board support either of the proposed Massing Studies?
- 2) Does the Board support the reduced scale, mass, and form of the front façade?
- 3) Does the Board support the proposed street edge at N. Blacksmith Ln?
- 4) Does the Board support the colonnaded building edge on the south façade and the established pedestrian corridor character?
- 5) Any other considerations by the Board?