

## PLANNING REPORT

# Architectural Review Board

Wednesday, April 23, 2025

## 16 N High Street 25-023INF

<https://dublinohiousa.gov/arb/25-023/>

### Case Summary

Address	16 N High Street
Proposal	Modifications to a Landmark building and associated site improvements on a 0.26-acre site.
Request	Informal Review and feedback for building and site modifications.
Zoning	HD-HC, Historic Core District
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review (MPR).
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### Community Planning and Development



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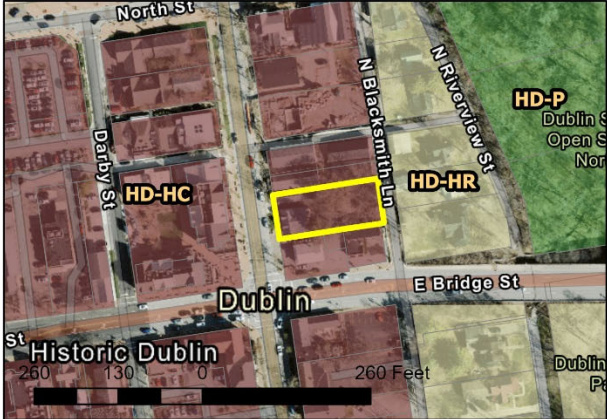
Site Location Map

# 25-023INF - 16 N. High Street



### Site Features

- 1 Existing drive and proposed pedestrian walkway
- 2 Proposed driveway and garage improvements
- 3 Proposed dumpster
- 4 Proposed roof vent



# 1. Request and Process

## Request

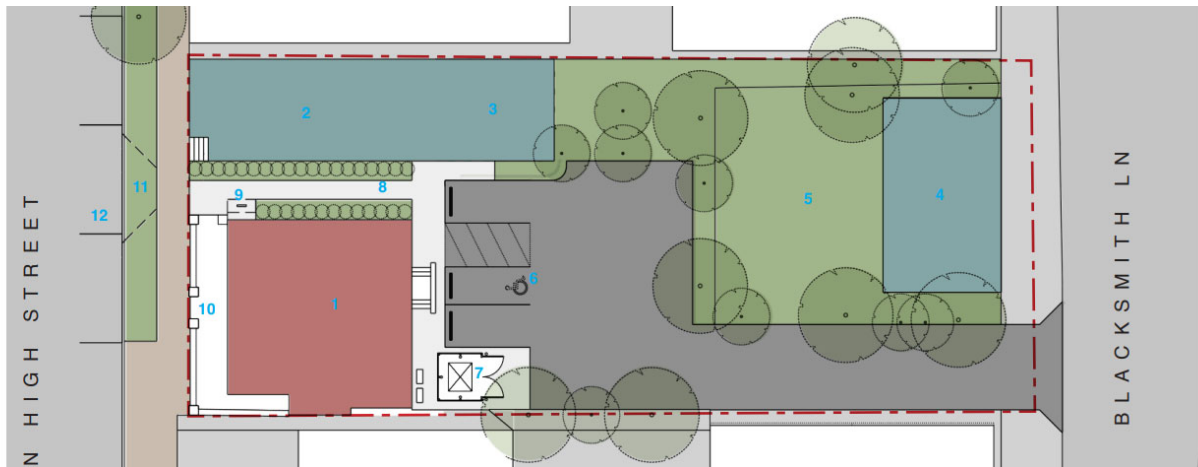
The applicant is seeking feedback on:

Site improvements, which includes:

- Remove the current vehicular access from N. High Street and create a pedestrian path between 16 N. High Street and 22 N. High Street.
- Resurface and restripe the parking lot, including the addition of one ADA parking space.
- Clean and enclose the openings at the existing outbuilding facing N. Blacksmith Lane.
- Add a dumpster enclosure behind 16 N. High Street.

Proposed modifications, which includes:

- Remove the unapproved installation of the HVAC unit (north façade)
- Add seating, umbrellas, and planters to the front patio space.
- Install and screen an exhaust hood on the rear roof of the building.



Site Plan

## Process

This project will require Minor Project Review (MPR) and the applicant is requesting feedback prior to that submittal.

# 2. 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 a 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, built circa 1900 in the Queen Anne style, currently houses a commercial use and will remain unchanged as part of this proposal.

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. It is currently vacant but was previously occupied by a commercial use.

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.

### Case History

#### *November 2023 (Case 23-109)*

Board provided non-binding feedback on an Informal Review application to construct a three-story mixed-use addition and demolish a non-contributing shed and parking structure. Board supported the mixed-use but had concerns about the project's massing and architecture.

#### *February 2024 (Case 23-135ARB & Case 23-136ARB-DEMO)*

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, with relevance noted in italics:

- 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. *Not Applicable to this request*
- 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. *Carried forward to this request.*
- 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. *Carried forward to this request, landscape area is being considered with this request.*
- 4) At PDP, the applicant shall address Building Standards comments, noting that building form and use arrangement may be affected. *Not Applicable to this request*
- 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. *Not Applicable to this request*

#### *July 2024 (Case 24-091)*

Board provided non-binding feedback on an Informal Review application, focusing largely on massing studies of the proposed mixed-use building prior to PDP application to address the massing and the form. Board agreed that progress had been made regarding the massing and form of the proposed building.

### Site Characteristics

#### *Natural Features*

The site contains a number of mature trees located in the rear. A tree survey conducted by a certified arborist will be needed at the next step. If any healthy trees greater than 6" diameter

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, with current vehicular access from both. N. High Street has sidewalks but no bike lanes; N. Blacksmith Lane has neither at this time, but will be improved as part of the public improvements associated with the adjacent Review Village development.

#### *Utilities*

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

### **3. Zoning Code and *Historic Design Guidelines***

#### **Zoning Code**

The intent of the Historic Core District 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 site design. Chapter 4 and Chapter 6 applies to site design.

### **4. Project**

#### **Summary**

The applicant proposes improvements and modifications to the Landmark Building to accommodate a restaurant use. Currently, the building is vacant, and modifications to site and building are required for compliance and facilitation of the proposed use.

#### ***Site Improvements***

The applicant plans to replace the asphalt driveway between the existing buildings with a pedestrian walkway to create a corridor for pedestrians from N. High Street to the rear of the site, enhanced by foundation plantings on both sides. The Board supported this proposal at previous meetings.

Additionally, the applicant intends to remove the existing curb cut along with the surrounding conditions and replace them with a seeded or grassed tree lawn, a curb along the right-of-way, and a brick paver sidewalk. If on-street parking spaces can take the place of the current curb cut, a striping and signing plan will need to be provided in the next step.

The applicant also proposes to resurface the existing driveway at the rear of the property and restripe the parking lot with a required ADA parking spot. The goal is to preserve the maximum number of trees, to be evaluated at MPR.

The applicant also proposes to clean the existing outbuilding facing Blacksmith Lane and enclose it with painted Hardie Board panels. The applicant will need to work on the panel details and design to ensure that it fits within the district's character.

The applicant proposes to add a 6-foot tall, 10-foot by 10-foot dumpster enclosure at the rear of the building. Staff has concerns regarding both the size and location of the dumpster, as it is positioned directly facing the entry drive; it also appears to be oversized. The code requires the materials and design of the fencing surrounding the dumpster to match the nearest wall of the principal structure. The applicant will need to provide these design details in the next steps.

Staff has identified several inappropriate, unapproved HVAC unit installations on the north façade of the building. The applicant has agreed to remove these installations and restore the façade to its original state. To preserve the historic character of the District, staff recommends that these installations be removed as soon as possible. Staff will need to know if penetrations were made into the historic rock façade, and if so, what appropriate measures will be taken for restoration.

#### *Lot Coverage*

The maximum allowed lot coverage in the Historic Core District is 85 percent, as stated in Table 153.173A. As currently proposed, the lot coverage is 65 percent, including all improvements, which complies with the Code. For any future redevelopment of the site, the applicant must ensure that the lot coverage meets the Code requirement.

#### *Building Improvements and Modifications:*

The proposed restaurant will operate under a fast-casual dining concept and will have a maximum of 24 indoor seating spaces. To enhance the vibrancy of the current front patio area, the applicant plans to add seating for outdoor dining, complete with umbrellas and planters.



*Rear Façade*

A new Type 2 exhaust hood is required for the restaurant use. Per Code, all roof-mounted mechanical equipment must be completely screened from view at ground level on all sides of the structure. To comply with these regulations and the requirements set by Building Standards, a 9' x 9' enclosure is proposed, rising to 2'6" above the ridge on top of the gabled roof. This screening will not be visible from a straight-on view across N. High Street, but will be seen upon approach from N. Blacksmith Lane. The applicant plans to paint the screen to match the gray color of the standing seam roof.

The *Historic Design Guidelines* recommend that rooftop equipment and ventilation systems be centrally located and fully screened from view using primary building materials. Additionally, roof penetrations should be painted to match the roof. The applicant needs to further address these points and any alternatives in the next stage of the process.

#### *Parking*

The code outlines that parking requirements must be met through on-site, on-street, off-site, or parking structures. Below are the parking requirements alongside the proposed parking by the applicant.

		Parking Calculations		
Use <i>(Existing + Proposed)</i>	Area	Required		Provided <i>(Onsite)</i>
Restaurant (16 N) <i>(Proposed)</i>	1614 sf	16 <i>(10 per 1000 sf)</i>	Total 19 + 1 ADA <i>1 ADA parking required for every 25 spaces</i>	2 + 1 ADA
Office (22 N) <i>(Existing)</i>	1008 sf	2.5 <i>(2.5 per 1000 sf)</i>		

The applicant proposes to provide three on-site parking spaces and the remaining parking off-site. 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 to the main entrance of the principal structure. A Parking Plan shall be submitted at the next step.

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 proposal requires two bike parking spots, which are proposed along the proposed pedestrian walkway between 16 and 22 N. High.

## 5. Questions for Discussion

- 1) Would the Board support an off-site Parking Plan?
- 2) Does the Board support the site improvements (pedestrian walkway, enclosing the outbuilding's openings, location of bike parking, and the location and the size of the dumpster) as shown?
- 3) Does the Board support the proposed screening for the exhaust hood, or recommend any alternatives?
- 4) Other considerations by the Board.