

17-096ARB-INF – 113 S. HIGH STREET

Site Location

Located west of the South High Street approximately 100 feet south of the intersection with PinneyHill Lane.

Zoning

Bridge Street District, Historic Core

Property Owner

U Crew Holdings

Applicant/Representative

Dan Morgan, Behal, Sampson, Dietz Architecture

Applicable Land Use Regulations

Zoning Code Sections 153.066—153.070, 153.174, and the *Historic Dublin Design Guidelines*

Request

An Informal Review for non-binding feedback of a proposed 4,000-square-foot two-story office building and associated site improvements.

Staff Recommendation

Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, mass, form, and architecture.

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Case Manager

Lori Burchett, AICP, Planner II
(614) 410-4656
lburchett@dublin.oh.us

Summary

Informal review of a proposed demolition of an existing detached accessory structure and construction of a new 4,000-square-foot office building behind an existing historic structure with associated site improvements.

Zoning Map

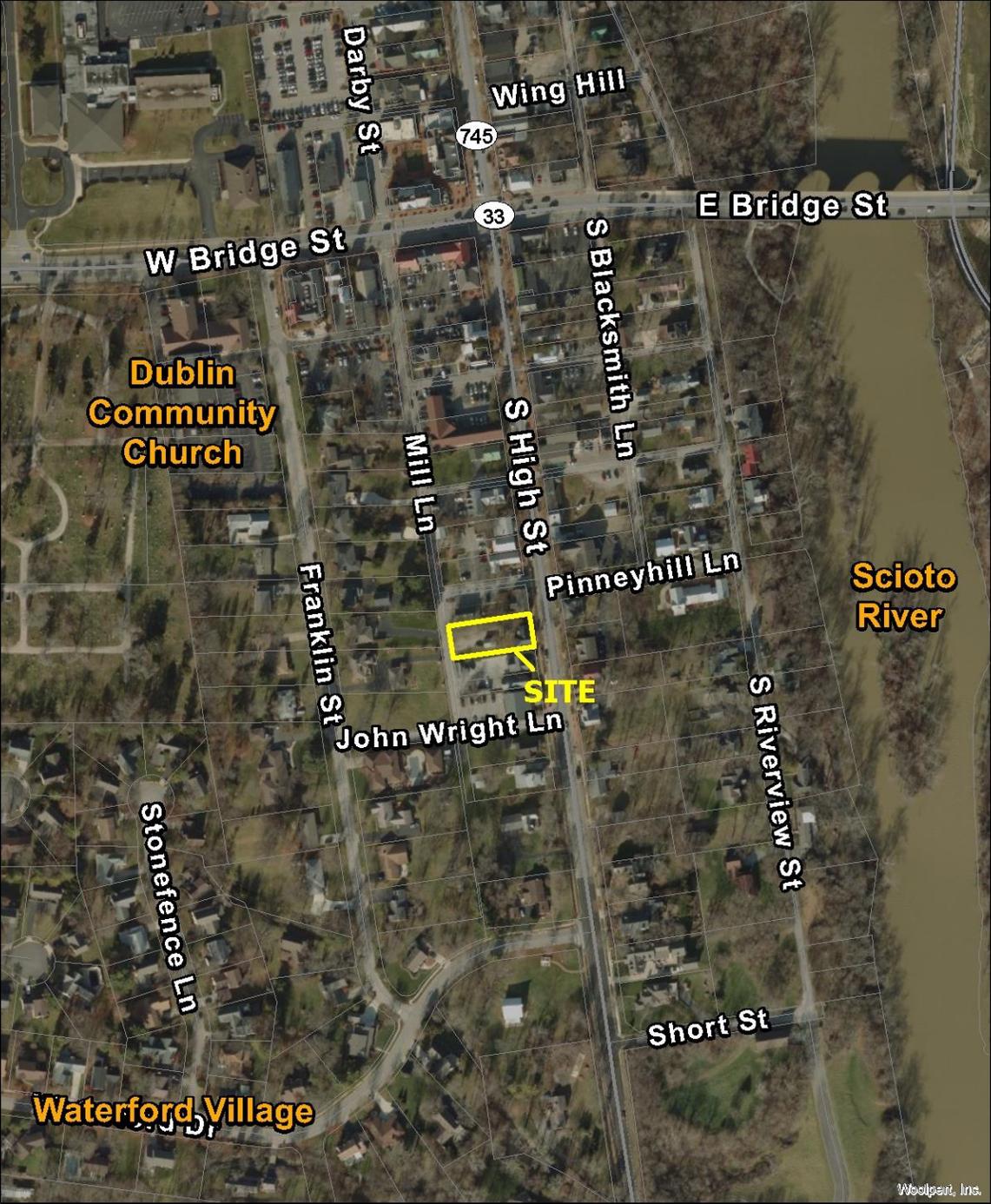


Discussion Questions

1. Does the Board support the demolition of the existing accessory structure?
2. Is the overall proposed building and arrangement appropriate with the surrounding established context in regards to height and massing?
3. Is the Board supportive of the proposed architectural form and conceptual character of the building as it compares to the Design Guidelines?
4. Is the overall open space arrangement appropriate within the established character of the Historic District?
5. Other considerations by the Board.

1. Context Map

Located west of the South High Street approximately 100 feet south of the intersection with PinneyHill Lane.



 <p>City of Dublin</p>	<p>17-110ARB-INF Basic Plan Review 113 S. High Street</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

The City of Dublin is currently considering an amendment to the Bridge Street District Zoning Code and Zoning Map. This property is within the scope of the amendment proposal, and if adopted, would change the zoning and some requirements of this property. Some of the proposed changes including limiting building type and height as well as decreasing building and lot coverage. The applicant has filed an application under the current zoning code and would be governed by these regulations. The *Historic District Design Guidelines* still apply.

B. ART Review

The Administrative Review Team (ART) reviewed the proposal as a pre-application. Some concerns regarding the mass of the building in proportion to the surrounding development character were expressed as well as ensuring there is adequate access and maneuverability in the parking lot from Mill Lane. With the established character of the adjacent property to the north having a smaller ancillary structure in the rear, there is a concern that the scale of the proposed building is not proportional to the established development pattern.

C. Site Characteristics

1) Natural Features

The site contains two existing structures with a gravel surface parking lot to the rear of the property. No significant natural features exist on the site. There is a slight grade change from the eastern property line down to the western property line towards the rear of the lot.

2) Historic and Cultural Facilities

The existing commercial building, formally a single-family house, is a historic structure built in 1870. The building is considered contributing to the City of Dublin's local Historic Dublin district, and the Dublin High Street Historic District. The detached accessory building is not specifically addressed in the Historic and Cultural Assessment, nor is it detailed in the Ohio Historic Inventory (OHI) file.

The house has a Gabled Ell form with an expanded hip-roof component on the west elevation. The structure rests on a stone foundation. The walls are clad in asbestos shingles, and the roof is sheathed in standing seam metal. An open porch with a half-hipped roof is placed at the juncture of the façade gable and ell. The porch has a concrete deck and Doric columns supporting the roof. The front door is within the porch. Windows present are two-over-two wood sashes, flanked by fixed shutters on the façade. A one-story concrete block garage is located west of the house.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Office, GEM Law)
- East: Bridge Street District, Historic Core (Office, Commercial)
- South: Bridge Street District, Historic Core (Commercial, Thalia and Dahlia)
- West: Bridge Street District, Historic Core (Single Family Residential)

4) Road, Pedestrian and Bike Network

The site has frontage on High Street (±67-feet), and Mill Lane (±66-feet). Sidewalks are installed on both sides of the High Street. No sidewalks exist on Mill Lane, but its low vehicular volume accommodates bicycle traffic.

5) Utilities

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

D. Proposal

1) Summary

The applicant is proposing an infill development project to construct a two-story 4,000-square-foot office building with an 11-space hard-surfaced parking lot in the rear of the lot. The existing historic structure that fronts High Street would be retained. A pocket park with seating areas and courtyard is also proposed.

2) Use

The Bridge Street District – Historic Core District permits a mix of uses including office and surface parking lots to the rear of the principal building. As proposed the development uses meet Code.

3) Layout

The proposed site layout includes two buildings on one lot with frontage on S. High Street to the east and Mill Lane to the west. The proposed building is two stories and is located to the rear of the existing historic structure. The existing building is one and a half stories.

Fronting High Street, a small public open space pocket park is proposed between the existing structure and the northern property line. A shared entry courtyard would connect the two buildings. An 11-space hard-surfaced parking lot is proposed at the rear of the lot with direct access from Mill Lane.

4) Architecture

The proposed architectural design for the proposed building is currently under development. Several perspective views of the proposed building are included depicting the spatial relationship between the existing buildings, and the overall mass and form of the building but without proposed exterior materials and detailing. Inspirational images are provided for the building, depicting a farmhouse cottage aesthetic.

5) Mass and Scale

Several perspective views of the proposed building are included depicting the spatial relationship and the overall mass and form of the building in context with the existing buildings. The proposed two-story building is taller with a larger footprint than the existing historic structure on site. Surrounding structures fronting High Street to north and south are two-story buildings.

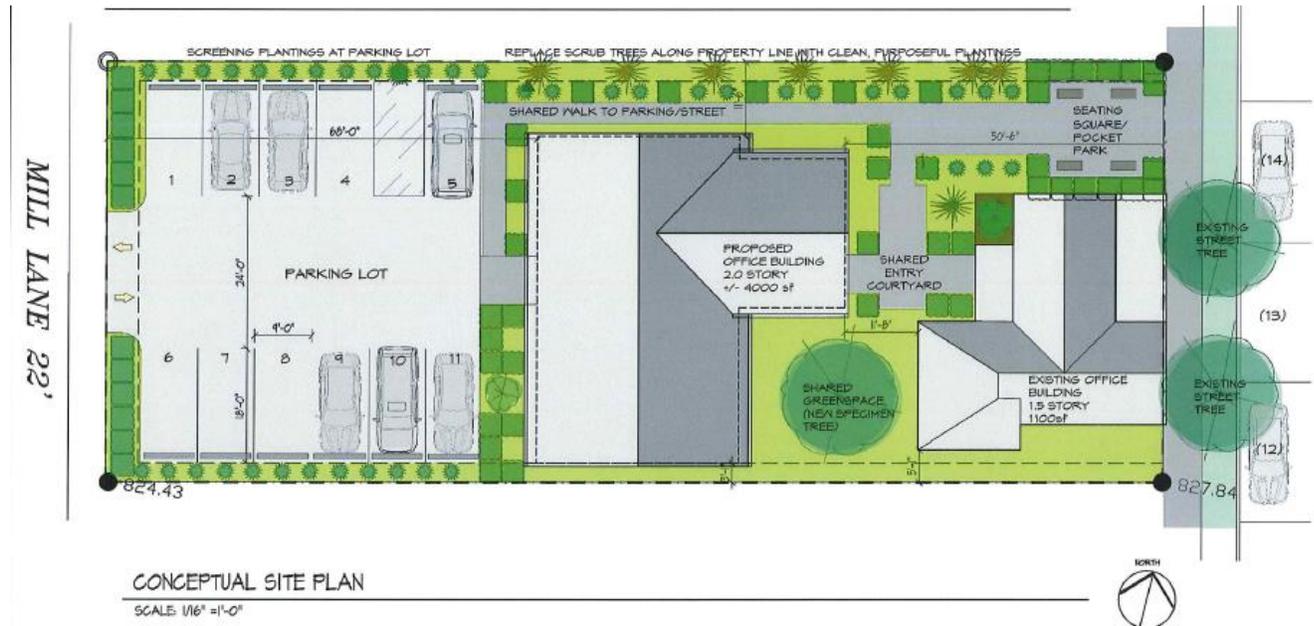
6) Open Space

Based on the square footage of the proposed use, a total of 80-square feet of publicly accessible open space is required with this Development Plan. The site plan

shows an approximately 400-square-foot pocket plaza area with seating surrounded by landscaping.

3. Site Plan

The site plan shows the proposed layout with the existing historic structure fronting High Street with the proposed two-story structure behind. A proposed parking lot is in the rear of the lot with direct access from Mill Lane.



4. Informal Review Discussion

1) Does the Board support the demolition of the existing accessory structure?

The applicant is proposing to demolish a detached accessory structure (garage) on the site. A separate application will be reviewed by the Architectural Review Board at a future meeting. The detached accessory building is a block foundation with wood siding. The Historic and Cultural Assessment does not refer to this building directly. The review of the site was specific to the one and a half story building fronting High Street. The overall site is considered contributing.

2) Is the overall proposed building and arrangement appropriate with the surrounding established context in regards to height and massing?

The character of the Historic District has been established as an intimate, small village scale with buildings located close together, along the sidewalk, and range from one to two-and-one-half stories in height. Nearly all of the buildings have a residential quality rather than a continuous streetscape of commercial buildings with storefronts. The spatial relationships among buildings make Historic Dublin unique and open spaces existing between buildings adds to this character.

The existing building is a one and a half story building and is 14 feet, 4 inches in height from grade to the midpoint between the eaves. This proposal is for a two-story building with a building footprint of 2,000-square-feet. The total building coverage under this proposal would be $\pm 30\%$ of the lot with 69% total impervious

lot coverage. The height is proposed at 20 feet, 10 inches to the midpoint of the eaves. There is a separation of 11-feet, eight-inches proposed between the two buildings and the proposed structure is 68 feet from the rear property line. A 400-square-foot pocket plaza is proposed between the existing building and the northern property line.

Under the proposed "Historic South" zoning code amendment, the maximum height of new structures would be 24-feet measured to the midpoint of the eaves and there is a required separation of a minimum of 18-feet between buildings. Buildings would be limited to 1.5 stories in the rear 50-feet of a lot under this amendment proposal. Additionally, the building footprint would be limited to 1,800 square feet with a maximum building coverage of 50% and 75% maximum impervious (with a 10% allowance for semi-pervious surfaces).

While the applicant is governed by the existing Code requirements, the *Historic Dublin Design Guidelines* outline standards for new construction in regards to placement and orientation on the lot; scale and proportion; and architectural design and massing.

Placement and orientation on the lot. The *Guidelines* state that buildings typically are free-standing, but closely spaced along the street. Additionally that, "appropriate placement and orientation for a new structure will vary with location, but the design should resemble the placement and orientation of the adjacent structures." Also that the design should follow the same setback as other buildings.

The adjoining lot to the north has a second ancillary building to the rear of the existing historic structure on the site. In this instance, the building in the rear is smaller in height, scale, and proportion to the main building fronting High Street.

Scale and proportion. The *Guidelines* note that Dublin has an unusually intimate scale and that nearly every building has a small, pedestrian scale that is inviting to people. New construction should be designed with a sense of scale appropriate to that of Historic Dublin, with proportions carefully controlled.

The proposed office building is nearly three times the size of the existing historic building on site. The footprint of the proposed building is 2,000 square-feet and is 4,000 square feet in size, while the footprint of the existing historic structure is 1,000 square feet and is 1,286 square feet in size. The main two-story building on the property to the north has an approximately 1,700-square-foot footprint and 2,580 square feet in size according to the Franklin County Auditor. There is a one and a half story building in the rear. The property to the south has an approximately 1,200-square-foot footprint and is 1,563-square-feet in size according to the Franklin County Auditor. The conceptual renderings illustrate the proposed structure from multiple vantage points.

Architectural Mass/Height. The proposed story height and mass is larger than the existing structure. The *Guidelines* recommend not exceeding two stories in height; and in designing a new building, "observe typical nearby building heights; try to use a similar height, but in any case don't exceed two stories [at the street grade]." Massing should be fairly simple, generally plain rectangular shapes. While the heights are relatively comparable, the mass is larger than the existing historic building on the site.

3) Is the Board supportive of the proposed architectural form and conceptual character of the building as it compares to the Design Guidelines?

Architectural Design. The two-dimensional architectural pattern is consistent with the character of the existing building with the dropped hip roof, roofline, and basic rectangular form. New building designs should use massing similar to that in adjacent and nearby buildings. The existing structure is a gabled ell design and the proposed structure mimics this design type. Roof shapes are primarily gabled with an equal slope to either side of the central ridge. The roof lines of the proposed structure exhibit this quality.

Architectural Character. The inspirational images provided reflect a conceptual character with the materials, textures, and colors in a rustic cottage character. The guidelines identify materials such as wood, brick, and stone and new buildings should have an appearance with a visual texture compatible with what already exists. The inspirational palette appears consistent with the general aesthetic of the established character.

4) Is the overall open space arrangement appropriate within the established character of the Historic District?

The pattern and character of open space in the Historic District are small hardscaped pocket plazas or parks. One of the defining characteristics of the district are the open areas between the buildings which offer owners and tenants opportunities to create small gardens, seating areas, and open space. The function of each of these open spaces is closely connected to the adjacent buildings and uses, but maintain a functionality to the public. This space should be designed and programmed to effectively serve the adjacent area as uses change over time and as a functional respite for the general public. The site plan shows an approximately 400-square-foot pocket plaza area with seating surrounded by landscaping located between the existing historic structure and the northern property line. Plant types, furnishings, and other details are still being developed.

5. Recommendation

Staff Recommendation

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Architectural Review Board to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Board consider this proposal with respect to compatibility with surrounding context, mass, form, and architecture. Summarized below are suggested questions to guide the Board's discussion.

- 1) Does the Board support the demolition of the existing accessory structure?
- 2) Is the overall proposed building and arrangement appropriate with the surrounding established context in regards to height and massing?
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- 5) Other considerations by the Board.