

18-011ARB-INF – FIREHOUSE PATIO

Site Location

Southwest of the intersection of West Bridge Street and Mill Street.

Zoning

Bridge Street District, Historic Core

Property Owner

Dublin Bridge Street Firehouse Investments, LLC.

Applicant/Representative

Peter Coratola

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 240-square-foot accessory structure, patio and associated site improvements.

Staff Recommendation

Planning recommends the Board consider this proposal with respect to scale and mass, character and design, and appropriate materials.

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Summary

Informal review of a proposed 240-square-foot accessory structure, patio and associated site improvements to a historic firehouse site.

Zoning Map

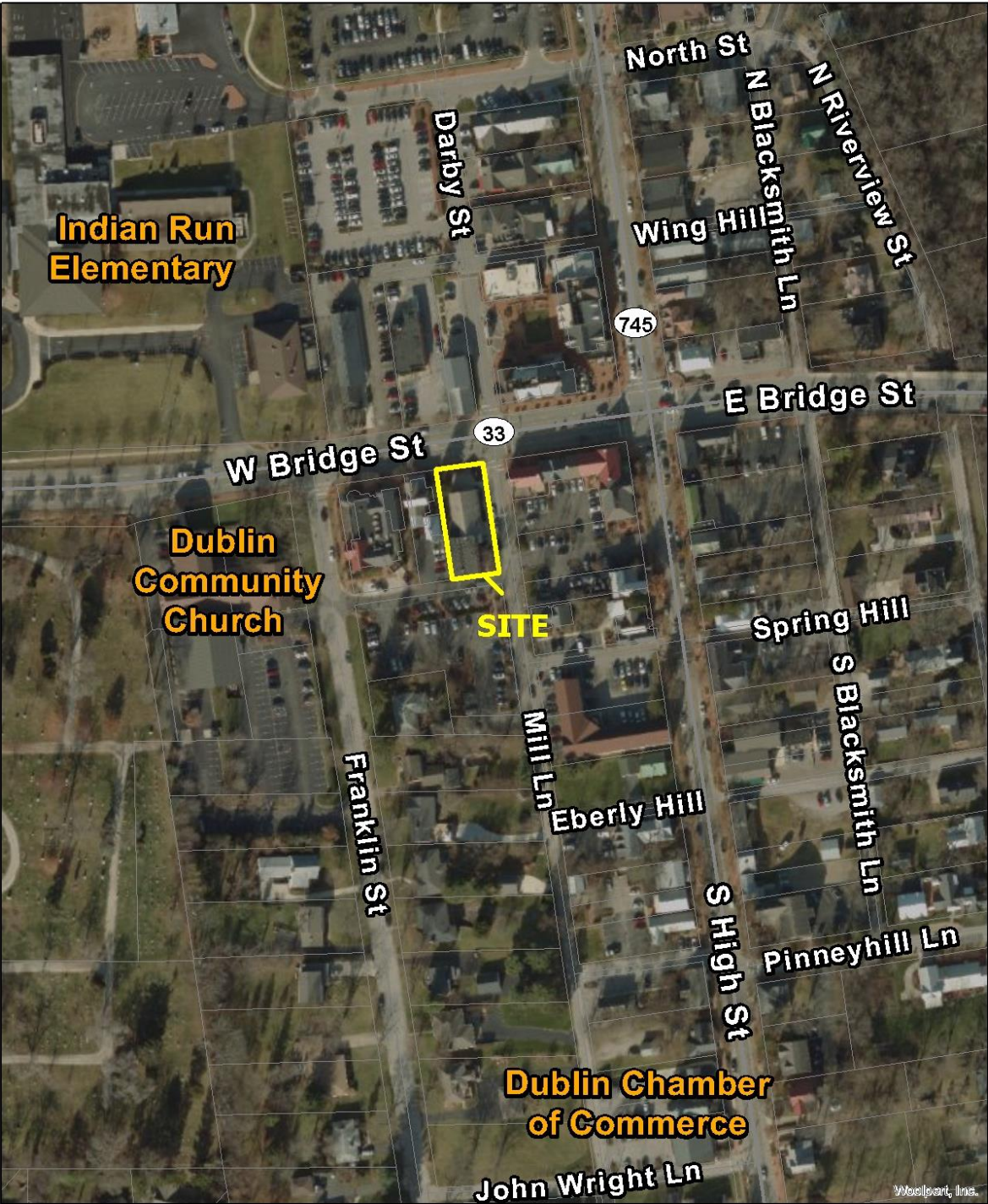




Discussion Questions

- 1) Does the proposed scale, mass, and location of the accessory structure fit with the historic nature of the existing structure?
- 2) Is orientation and placement on the lot consistent with the *Historic District Design Guidelines*?
- 3) Are the proposed materials and design character appropriate for the Historic District and complementary to the existing Firehouse?
- 4) Other considerations by the Board.

1. Context Map

Located southwest of the intersection of West Bridge Street and Mill Street.



 <p>City of Dublin</p>	<p>18-011INF Informal Review Firehouse Accessory Structure & Patio 37 West Bridge Street</p>	<p>0 100 200 Feet</p> 
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2. Overview

A. Background

In 2015, the Architectural Review Board approved a Minor Project Review for site and architectural modifications including a new paint scheme, awnings and new landscaping along the Bridge Street frontage. In addition, a 7.83-square-foot wall sign for the existing commercial building on the south side of West Bridge Street was reviewed and approved by the Architectural Review Board in August, 2014.

The proposed project was reviewed by a third party consultant and their comments are referenced throughout the report. The consultant's full report is included in the packet sent to the Board.

B. Site Characteristics

1) Natural Features

The site is developed with an existing structure and paver patio and no natural features exist that would impact the proposed project.

2) Historic and Cultural Facilities

The site has an existing two-story, gable structure which is a part of the Historic District of Dublin. The north elevation of the structure is oriented toward West Bridge Street. The structure was constructed in 1944 and housed both the Dublin and Perry Township fire departments. The structure rests on a cut stone foundation with coursed stone walls. The roof is gabled with slate shingles.

The structure was sold in 1983 and is now designated as a commercial use. The original segmented-arched garage door openings are now two storefront windows with points of entry. To the rear is a large two story addition. Although not individually listed on the National Register, there is a National Register sign marking the structure's historical significance in the historic district. The site has an existing ground sign in the northeast corner that marks the specific historical context with the City, reading "37 Bridge Street Firehouse."

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Dublin Veterinary Clinic)
- East: Bridge Street District, Historic Core (Starbucks)
- South: Bridge Street District, Historic Core (Parking lot)
- West: Bridge Street District, Historic Core (The Studio on Bridge)

4) Road, Pedestrian and Bike Network

The site has frontage on West Bridge Street (±65-feet), and Mill Lane (±150-feet). Sidewalks are installed on both sides of the West Bridge 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.

C. Proposal

1) Summary

The applicant is proposing an accessory bar structure for an outdoor patio that will be approximately 240 square feet and allow seating for 26 patrons. The existing paved area will be expanded for the patio use and will be enclosed with a fence.

2) Use

The Bridge Street District – Historic Core District permits a mix of uses including eating and drinking establishments. As proposed the uses meet Code.

3) Layout

The site has frontage on West Bridge Street to the north and Mill Lane to the east. The proposed site layout includes an accessory structure for an outdoor bar, shown in front of the existing commercial building along West Bridge Street. The bar will be located on a brick paver patio area.

The proposed structure will be approximately 240 square feet with a height of 10 feet, and will accommodate for 26 patrons. The existing paver patio will be expanded to the west and south in the western portion of the site with a matching brick paver. The proposal includes tables, chairs, and extensive landscaping. The patio will be enclosed with a 3-foot black metal fence around the perimeter of the patio space with small stone columns.

4) Architecture

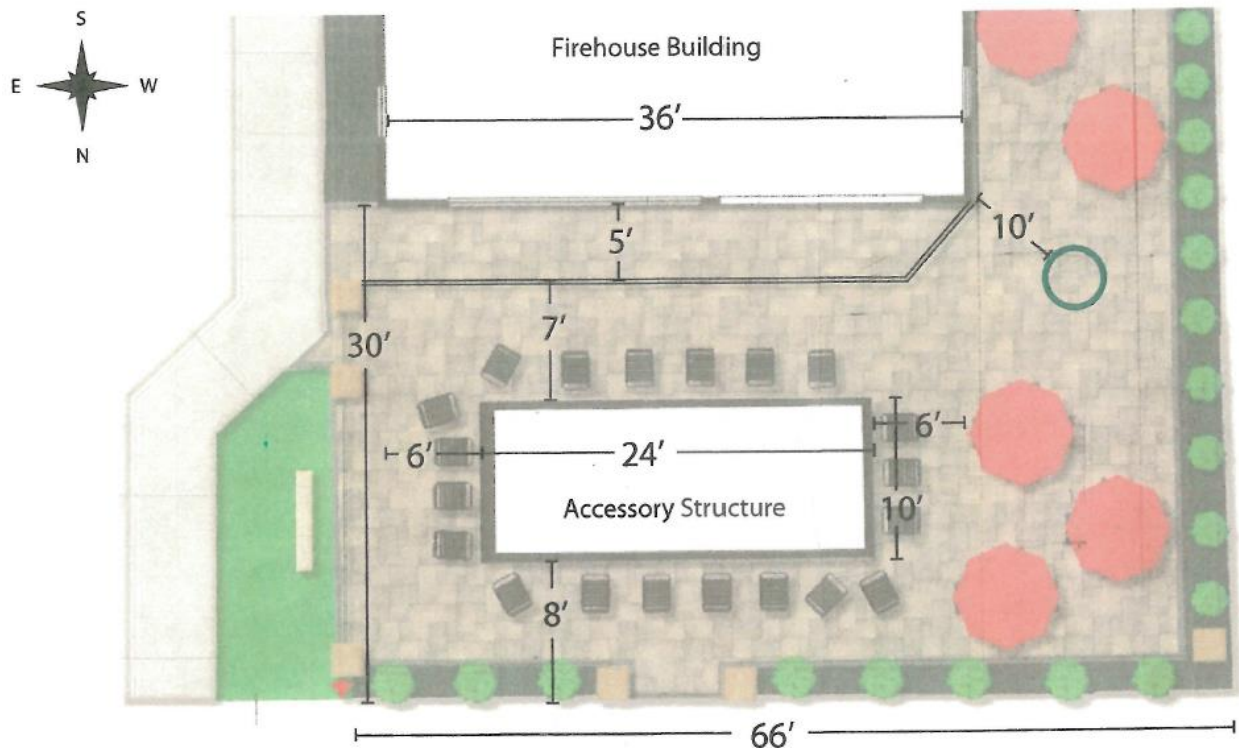
The proposed architectural design on the bar features a masonry base, concrete bar top, columns, and a metal roof. Glass bi-fold style garage doors are proposed on all four sides and will be closed when the facility is not open. These bi-fold garage doors will be red in color. Inspirational images are provided for the accessory structure, depicting a firehouse 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 building. The proposed accessory structure unit will be 10 feet to the midpoint of the eaves compared to the 22 feet, 5 inches in height of the existing structure.

3. Site Plan

The applicant is proposing to construct a 240-square-foot accessory structure in front of an existing building and extend the existing brick paver patio space to the west and south.



4. Informal Review Discussion

1) Does the proposed scale, mass, and location of the accessory structure fit the historic nature of the existing structure?

The *Historic Dublin Design Guidelines* outline several considerations for new construction including scale and proportion and architectural mass/height. The *Guidelines* note that new buildings in the district should be designed to fit into the established context and be integrated into the character of the district.

Scale and proportion. The *Guidelines* note Dublin has an unusually intimate scale and 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.

Staff: While the proposed accessory structure is smaller in height and relative scale, the overall width of the proposed bar is 24 feet in comparison to the existing structure's 36-foot width. A large portion of the existing building would be behind the proposed structure, particularly from a pedestrian perspective. The height of the accessory structure is lower than the existing building and is more compatible in scale at this proposed height; however, the height as proposed would conceal some of the central details and features associated with the firehouse.

Consultant: The consultant states that "while the accessory bar structure will provide an improved environment for walking, actively engage the space, and not destroy the historic fabric of the firehouse, the current form of the structure overpowers the historic building and is not a sensitive infill development." Further noting that the current size, scale, and location of the proposed bar hide the historic features of the

firehouse; one cannot see the original vehicle openings through the large accessory structure, nor visualize that the new patio was actually the driveway for the former firehouse." The consultant would suggest to reduce the size of the bar in length, width, and height or relocating to the side of the existing building.

Architectural Mass/Height. The proposed story height and mass is smaller than the existing structure, but the proportion of the mass overwhelms the existing firehouse. 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.

Staff: The basic rectangular form of the accessory structure is consistent with the *Guidelines*, the proposed portion in width and height detracts from the character defining features of the existing building. The height of the proposed accessory structure is under two stories and is smaller in size than the existing firehouse. However, as proposed, the accessory structure does compete with the existing firehouse. While the forms are relatively comparable and the mass is smaller than the existing historic building on the site, the mass of the accessory structure covers some of the features of the existing historic building on the site.

Consultant: The consultant states that the "firehouse is approximately 36' wide and 23' tall while the proposed bar will be 24' wide and 12.5' tall; this leaves little room to actually see the historic structure behind the bar. Most of the stone façade, as well as the character-defining vehicle openings and commemorative plaques, will be hidden behind the new structure." The consultant recommends reducing the mass and height of the accessory structure and consider relocating to one side.

2) Is the orientation and placement on the lot consistent with the *Historic Design Guidelines*?

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 firehouse and is 23 feet in height from grade to the midpoint between the eaves. This proposal is for an accessory bar structure that will be 240-square-feet in size and is proposed at a height of 10 feet to the midpoint of the eaves.

The Bridge Street District zoning requires that accessory structures are permitted "to be constructed in the buildable area of the lot in locations not required to be occupied by principal buildings." The Board could consider a waiver to this requirement to allow for the accessory structure to be located within the buildable area since the principal building is an existing structure.

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.

Staff: The proposed accessory structure would be located in front of the existing building on site. The accessory structure is shown as a 24-foot by 10-foot, free-standing building at a height of 10 feet. Typically, accessory structures are located to the rear or side of the principal building. The existing firehouse building is 7,100 square feet in size and is 22.5 feet in height. While smaller in size than the existing building, the full width of the proposed accessory structure in the proposed location would obscure a majority of the street facing façade of the existing building.

Consultant: The third party consultant notes, that "as an accessory structure, the bar addition will leave historic materials and features intact. And the new structure will be differentiated from the old by the use of new materials such as metal, glass, and concrete. The overall design of the accessory bar, with its independent structure, use of new materials and features, is compatible with the historic building." Further, as a detached accessory structure, it will have little to no physical impact on the historic building. If removed in the future, the historic property will remain intact. The historic integrity as well as historic materials and features of the existing building would remain intact with this proposal.

3) Are the proposed materials and design character appropriate for the Historic District and complementary to the existing Firehouse?

Materials, textures, and colors. 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.

Staff: The open concept with the bi-fold style garage doors help reduce the visual mass of the accessory structure and the use of stone is compatible with the *Guidelines* and established character on site. The wrought iron fencing proposed around the perimeter is similar and in character with other fencing in the Historic District. The red color on the roof and window system is not consistent with the *Guidelines* in terms of color, which state the colors of unpainted brick or stone walls are the base colors, and trim colors should be selected to be compatible. Additionally, considering the use of light and dark shades of the same color when choosing body and trim colors is recommended.

Consultant: The standards for rehabilitation from the Secretary of the Interior state "*new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*" As an accessory structure, the bar addition will leave historic materials and features intact. And the new structure will be differentiated from the old by the use of new materials such as metal, glass, and concrete. The overall design of the accessory bar, with its independent structure, use of new materials and features, is compatible with the historic building. However, the consultant does note that "the Ohio Tan Block masonry of the bar structure should be compatible with, but not identical to, the stone exterior of the firehouse.

And, it should resemble real stone, not a fake substitute.” The consultant notes that stone material usually does not appear in a gable front unless there are stone walls or several stone columns to support it and therefore recommends that a different material—but one compatible with the historic character of the district—should be used in the gable.

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 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 architectural character. Summarized below are suggested questions to guide the Board’s discussion.

Questions

- 1) Does the proposed scale, mass, and location of the accessory structure fit with the historic nature of the existing structure?
- 2) Is the orientation and placement on the lot consistent with the *Historic District Design Guidelines*?
- 3) Are the proposed materials and design character appropriate for the Historic District and complementary to the existing Firehouse?
- 4) Other considerations by the Board.