

17-096ARB-MPR – 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 South
(Application filed under: *BSD, 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

Request for a proposed $\pm 3,300$ -square-foot two-story office building and associated site improvements; parking plan; and fee-in-lieu of open space.

ART Recommendation

ART recommends approval of 4 Waivers; Fee-in-lieu of open space; Parking Plan and a Minor Project Review with 4 conditions.

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Case Manager

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Summary

The applicant is proposing construction of a new one and one-half story $\pm 3,300$ -square-foot office building behind an existing historic structure with associated site improvements.

Zoning Map

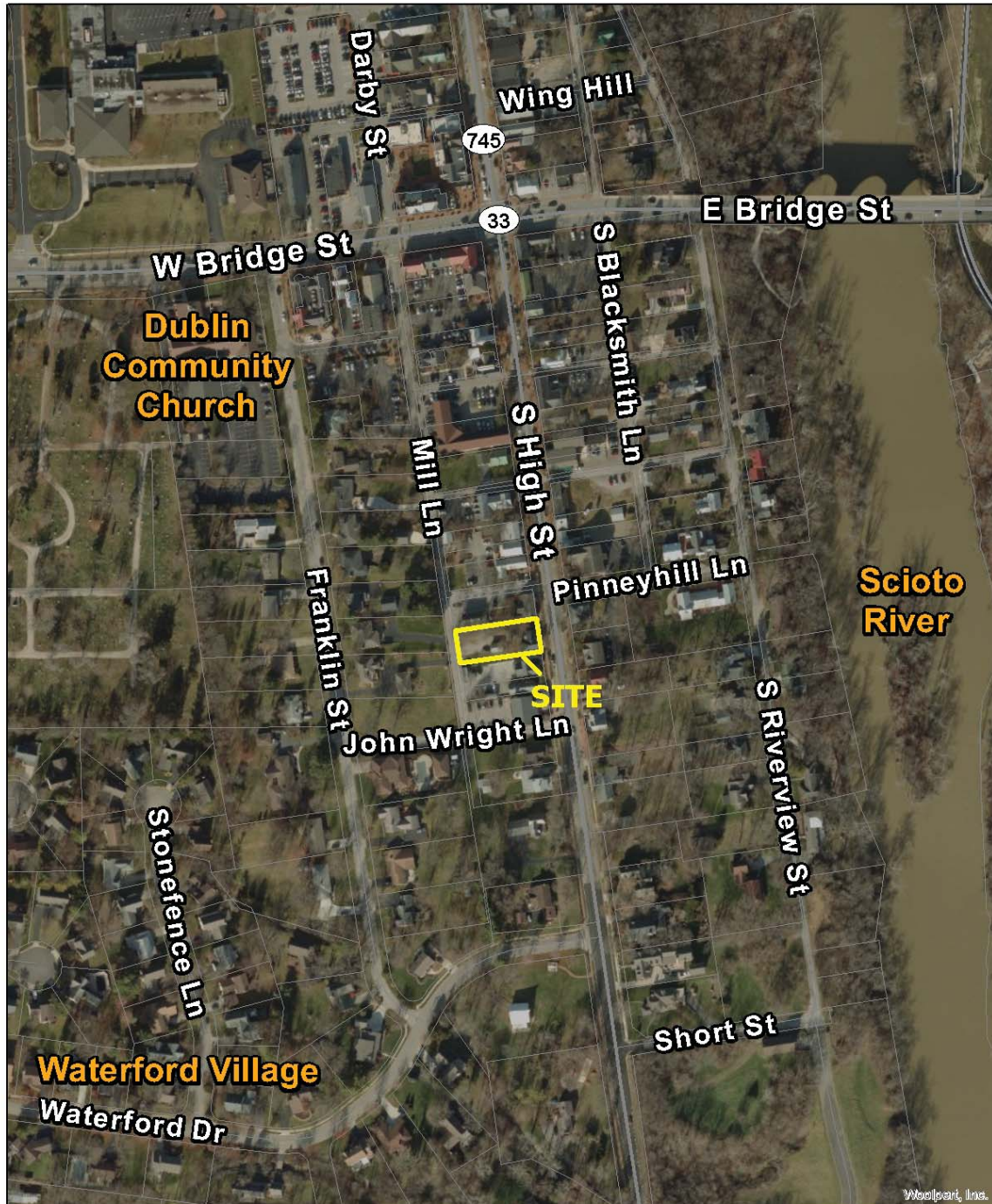


Next Steps

Following an approval from the Architectural Review Board, the applicant may file for necessary building permits for the building addition. Following a disapproval, the applicant may appeal the decision through the Board of Zoning Appeals or file a new application after a period of one year.

1. Context Map

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



17-110ARB-MPR
Minor Project Review
Office Building
113 S. High Street

0 150 300
Feet



2. Overview

A. Background

The City of Dublin approved an amendment to the Bridge Street District Zoning Code and Zoning Map in December, 2017. This property is within the scope of the amendment, which changed the zoning and development requirements of this property. However, the applicant filed an application under the previous zoning code and is governed by those regulations. The *Historic District Design Guidelines* still apply.

The Administrative Review Team reviewed the project at their meeting on April 19, 2018. The ART approved an administrative departure for non-street façade transparency to be $\pm 14\%$ on the south elevation where 15% is required. The ART found that the review criteria had been met in that the proposal strives to address transparency deficiencies with architectural detailing to create a more residential cottage design. The ART was supportive of the applicant's request to pay a fee-in-lieu of open space and the request for a parking plan to allow for 10 parking spaces and recommends approval to the ARB. The ART also recommends approval of the minor project review with four conditions as listed in the staff report.

The Administrative Review Team reviewed the proposed project at their regular meeting on April 5, 2018. The ART had discussed the suitability of the proposed open space pocket park and whether a fee-in-lieu of open space would be more appropriate due to the relatively small open space requirement and preserving open grassy areas between buildings which is more characteristic of the Historic District. The applicant described the contact and outreach they have had with the surrounding property owners and with the Historical Society. Many of the comments were incorporated into the final design of the building.

The Architectural Review Board reviewed and approved the demolition request for the existing detached accessory structure (garage) at their meeting on March 28, 2018.

The applicant requested informal review and feedback from the Architectural Review Board on November 15, 2017 of a general massing representation of the proposed development. The Board informally discussed and provided feedback regarding the proposed demolition of the existing detached accessory structure and construction of a new 4,000-square-foot office building behind an existing historic structure with associated site improvements. The Board expressed concerns about the height, massing and architecture of the proposed office building, but were supportive of the demolition of the accessory structure.

B. Site Characteristics



From Mill Lane



From South High Street

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 building 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 South (Office, GEM Law)
- East: Bridge Street District, Historic South (Office, Commercial)
- South: Bridge Street District, Historic South (Commercial, Thalia and Dahlia)
- West: Bridge Street District, Historic South (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.

C. Proposal

1) Summary

The applicant is proposing an infill development project to construct a one and one-half story ±3,300-square-foot office building with a 7-space parking lot in the rear of the lot. The existing historic structure that fronts High Street would be retained. A parking plan to allow for 10 parking spaces where 11 would be required is requested as part of this application.

2) Use

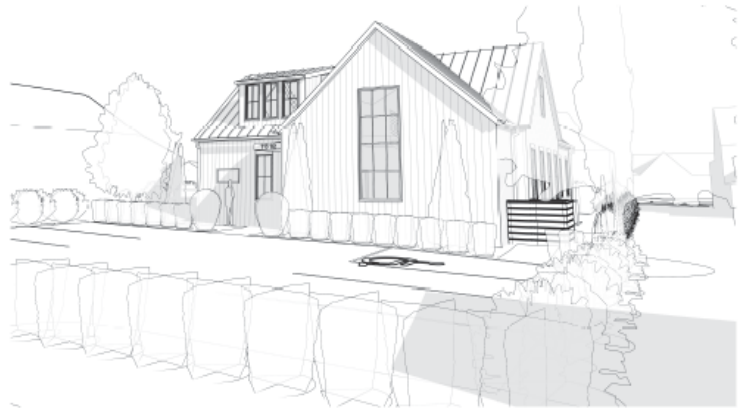
The Bridge Street District – Historic South District permits a mix of uses including office and surface parking lots to the rear of the principal building. As proposed, the office use meets Code.

3) Layout and Site Coverage

The proposed site layout includes two buildings on one lot with frontage on South High Street to the east and Mill Lane to the west. The proposed building is located to the rear of the existing historic structure, in between a parking lot and the existing building. There is a separation of ± 19.5 feet between the two buildings. A shared concrete walkway from the parking lot would connect the two buildings. A landscaped area would provide separation between the buildings and a landscape buffer is provided along the northern property line. A 7-space, hard-surfaced parking lot is proposed at the rear of the lot with direct access from Mill Lane. The total site coverage is proposed at $\pm 65\%$, where a maximum of 75% is permitted. The proposed development does not incorporate walls or fences. In regards to the Historic Dublin Design Guidelines, the proposed layout conforms to the criteria for placement and orientation on the lot in that the proposed new structure is free-standing, has the same orientation as the existing structure on the site with consistent side yard setbacks, and is located to the side or rear of the existing building.

4) Architecture

The architectural design for the proposed building is contemporary with a farmhouse cottage aesthetic. The character of the proposed building is most similar to simple rectangular commercial buildings. As described in the *Historic District Design Guidelines*, the typical construction of these types is a frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.



The proposed building is one and one-half stories with a gable roof line and dormers at the east and west elevations. A covered entrance is proposed at the east building entry at a pitch of 0.5:12 where a pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs. The reduced pitch provides a functional covered entrance and maintains a clean line for the contemporary aesthetic of the building. Code requires that all principal entrances be at a pedestrian scale, effectively address the street and be given prominence on the façade through the use of architectural features. A waiver is requested to the northeast and northwest entrances, because they do not address South High Street and Mill Lane, respectively. Due to the building set back behind the existing principal structure, the northeast and northwest entrances are set back from the two streets. In order to accommodate the parking area and reduce the impact on the adjoining property owners, the building was located to the center of the lot.

Materials include shiplap cedar wood siding in dark gray, split-faced concrete masonry base, with horizontal wood accents. Split-faced concrete masonry is not a

permitted material within the Historic District. A condition of approval requires that the applicant replace the proposed split-faced block on the lower portion of the proposed building with brick or stone. The shiplap siding and a cultured stone fireplace are contemporary interpretations of wood and stone that have been used in other new construction in the area. A black standing seam metal roof will match the existing building's roof. The east elevation features a prominent stone chimney and the west elevation has a two-story window at the gable end. Code requires façades be designed to follow the stories of the building with fenestration organized along and occupying each floor. A waiver is requested to allow for the gabled portion of the west elevation to feature a large window which spans the first and second stories. The design of the two-story window adds to the transparency requirement and creates a residential aesthetic which is generally more complementary in this part of the Historic District.

The rhythm of the openings in the proposed building is consistent with that of nearby buildings. Additionally, the proposal is for a cottage-commercial building, with general office uses in the ground story and half story. These uses and the style of building proposed will typically have a lower window to wall ratio than retail or other commercial uses, due to the need for privacy associated with these uses. The window to wall ratio proposed is also appropriate to the style of architecture proposed. As proposed, an administrative departure would be required for the non-street side transparency on the south elevation to allow for $\pm 14\%$ transparency where 15% is required. Street-facing façades require a minimum of 25% transparency. The applicant is requesting a waiver to allow for $\pm 10\%$ transparency on the west elevation (Mill Lane).

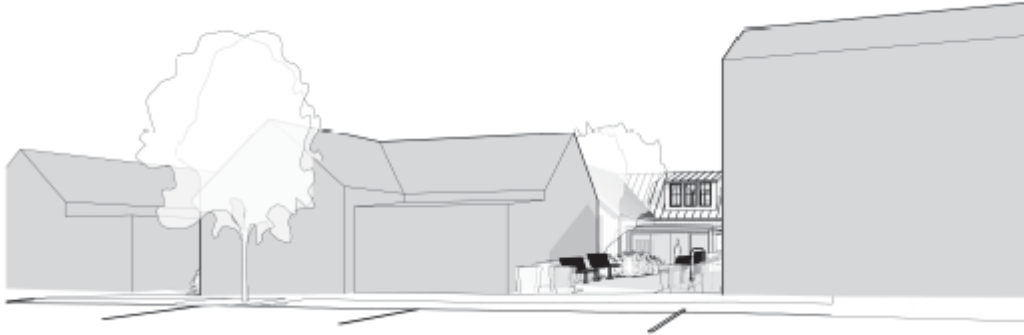
5) **Mass and Scale**

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 mass of the proposed building is generally a one and one half story cross-gable, with a single story massing element which reads as a four-season room addition in the northeast corner of the proposed building.

The proposed building is designed as a one and a half story building, with a half story located within the roof structure. The existing historic building is 14 feet, 4 inches in height. The proposed building is shown at 19 feet, 2 inches in height, as measured to the midpoint between the eaves. The overall height proposed is approximately 42 inches taller than the roof peak of 113 South High Street. The proposed footprint of 2,335 square feet is larger than the existing 1,100 square feet historic structure.

Since the previous informal review on November 15, 2017, the applicant has reduced the overall gross floor area of the proposed building from $\pm 4,000$ square feet to $\pm 3,300$ square feet. The footprint has increased approximately 100 square feet in size, while the overall square footage of the building has decreased. The applicant has addressed the mass by incorporate recessed or projections along portions of multiple façades.

In regards to scale and proportion, the proposed building has a scale consistent with existing structures to the east and south, and the cross-gable design breaks the building into smaller masses with gable ends oriented in all four directions.



6) Open Space

Based on the square footage of the proposed use, a total of 85-square feet of publicly accessible open space is required. Code permits a fee-in-lieu of open space if the open space requirement is less than the minimum required for the smallest open space type. At 85 square feet, this is less than minimum 300 square feet required for a pocket plaza. With its relatively minimal dedication requirement, the applicant is requesting approval of a fee-in-lieu of open space. Development of a hardscaped area would be uncharacteristic of the existing historic development pattern of turf grass/landscaped side yards between structures in the vicinity. Maintaining an open or grassy area would be more appropriate in this area of the Historic District.

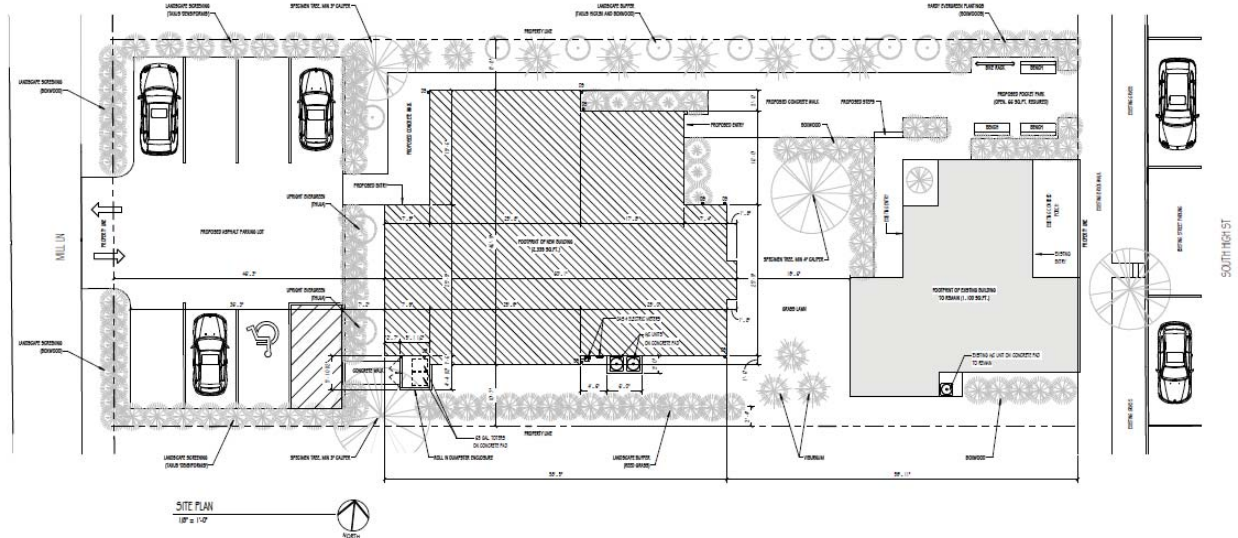
7) Parking

Based on the square footage of the proposed use, a total of 11 parking spaces are required. The applicant is requesting approval of a parking plan to allow for 10 parking spaces, which includes seven spaces in the proposed parking lot and three on-street parking spaces, which are permitted to be counted towards their parking requirement.

The applicant has stated the office use would generate less traffic than other types of office uses. The proposed building would be for financial advisors and clients who might meet with them once or twice a year. The applicant states their client base is 200 and estimates four or five appointments a week for each person. It is anticipated there would be a maximum of about seven cars at one time.

3. Site Plan

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



4. Criteria Analysis

A. Waiver Review Analysis [§153.066(I)(6)]

1) 153.062 – Building Types (D)(2)(b)(4) – Pitch Measure

A pitch greater than 3:12 is required on roofs of dormers, porches, balconies, or other minor roofs.

Request: Pitch on the east building entry is 0.5:12.

Criteria Met. The reduced pitch provides a functional covered entrance and maintains a clean line for the contemporary aesthetic of the building.

2) 153.062 – Building Types (F)(3)(a) – Entrances and Pedestrianways

All principal entrances are to be at a pedestrian scale, effectively address the street and be given prominence on the façade through the use of architectural features.

Request: Northeast entrance and northwest entrance do not address South High Street and Mill Lane, respectively.

Criteria Met. Due to the building being set back behind the existing principal structure, the northeast and northwest entrances are set back from the two streets. In order to accommodate the parking area and reduce the impact on the adjoining property owners, the building was located to the center of the lot.

3) 153.062 – Building Types (G) – Articulation of Stories on Street Façades

Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. Story heights are set to limit areas of the façade without fenestration.

Request: To allow for the gabled portion of the west elevation to feature a large window which spans the first and second stories.

Criteria Met. The design of the two-story window adds to the transparency requirement and creates a residential aesthetic which is generally more complementary in this part of the Historic District.

4) 153.062 – Building Types (O)(9)(d)(1) – Street Façade Transparency

Minimum of 25% ground story street facing transparency.

Request: To provide 10% on the west elevation (Mill Lane).

Criteria Met. The proposal strives to address transparency deficiencies with architectural detailing to create a more residential design.

B. Minor Project Review Criteria [§153.066(F)(3)]

1) The site plan review shall be substantially similar to the approved basic site plan.

Criteria Not Applicable. No basic site plan is associated with this project.

2) If a development plan has been approved that includes the property, the application is consistent with the development plan.

Criteria Not Applicable. No development plan is associated with this project.

3) The application meets all applicability requirements of 153.059 and 153.062-153.065, except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.

Criteria Met with Administrative Departure, Waivers and Conditions. The project meets the necessary code requirements or meets with the proposed deviations.

4) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.

Criteria Met. A network of walkways is proposed through the site to provide access from the parking area to both buildings and to the existing sidewalk on South High Street. The parking area meets minimum dimension requirements for parking spaces and drive aisles. No alterations within the right-of-way are proposed.

5) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.

Criteria met with condition. The proposed building is integrated into the established character of the existing development with coordinated design elements including materials and color, while maintaining a unique simple character that does not compete with the existing historic buildings in the vicinity. With the condition regarding using stone in place of the split-faced block, the materials are high quality and consistent with similar developments throughout the Historic District.

- 6) **The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**

Criteria Met with Fee-In-Lieu. A fee-in-lieu of open space is requested as part of this project. Code permits a fee-in-lieu of open space if the open space requirement is less than the minimum required for the smallest open space type. At 85 square feet, this is less than minimum 300 square feet required for a pocket plaza.

- 7) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.**

Criteria Met. The proposal, including fire access and utilities, has been reviewed to the satisfaction of the applicable departments.

- 8) **Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.**

Criteria Met. The proposed stormwater management plan has been reviewed to the satisfaction of the Engineering Department.

- 9) **If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.**

Criteria Not applicable. No phases are proposed with this project.

- 10) **The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.**

Criteria Met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

C. Board Order Standards of Review [§153.174(B)]

- 1) **General Character**

Criteria met. The design of the new structure and site improvements, takes into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity. The mass and scale along with the dark wood siding and black standing seam metal roof complements the historic buildings, without competing with the established character. The shiplap siding and a cultured stone fireplace are contemporary interpretations of wood and stone that have been used in other new construction in the area.

- 2) **Architectural Style**

Criteria met. The simple rectangular style with gable roof, wood siding with stone accents is compatible with the established character of the vicinity. The character of the proposed building is most similar to the simple rectangular commercial buildings and outbuildings. The exterior construction of frame with horizontal siding and corner trim, one and one-half stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890, is consistent with the *Historic District Design Guidelines*.

3) Massing Building and Form

Criteria met. Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed. The proposed one and one half story cross gabled massing is similar to that of nearby buildings with an appropriate window to wall ratio. The proposed building has a scale consistent with existing structures to the east and south, and the cross-gable design breaks the building into smaller masses with gable ends oriented in all four directions.

4) Color

Criteria met. The proposed colors—black stained wood siding and clear stained maple siding—are unique but complementary colors to the area. No fluorescent or luminescent colors are proposed.

5) Signs

Not Applicable. No signs are proposed with this application.

6) Landscaping

Criteria met. The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. No significant features of the original landscape, e.g., stone walls, have been identified. Although, the proposed landscape plan does not exhibit a great degree of diversity in plant selection, and there is little precedent in the area for side yard buffer landscape designs.

7) Archaeological

Not applicable. No archaeological resources have been identified on site.

D. Alterations to Buildings, Structure, and Site [§153.174(C)]

1) Minimal Alteration

Criteria met. The proposed project does not propose any changes to the existing principal structure. A non-historic one-story concrete masonry unit garage and three existing trees have been approved to be demolished to create space at the rear of the site for the new building and parking lot.

2) Conform to character of site

Criteria met. The proposed project does not propose any changes to the existing principal structure. The color and materials are complementary of the distinguishing

character of the existing building's time period and is compatible with the established character in the vicinity.

3) Distinguishing qualities should not be destroyed

Criteria met. The proposal does not destroy the distinguishing original qualities of the existing structure or site.

E. Additions to Existing Buildings, Structures, and Site [§153.174(D)]

1) Contemporary designs should not be discouraged when compatible

Criteria met. The applicant is proposing a period compatible design with materials that do not compete with the historic structure. The proposed design is contemporary but sympathetic to the character of the surrounding architectural context.

2) Additions should be clearly distinguishable

Criteria met. The proposed building is not attached to the existing structure is located to the rear of the historic building. The siting of the proposed new building is such that, if removed from the site, the integrity of the site as it relates to the existing structures would not be significantly impaired.

3) All sites shall be recognized as products of their own time

Criteria met. The addition of the proposed building to the site does not diminish the integrity of the existing building on the site, and will stand as a product of its own time.

5. Recommendation

The proposed Minor Project Review with Parking Plan is consistent with the applicable review criteria and the *Historic Dublin Design Guidelines*.

Approval is recommended for the following 4 Waiver Requests.

- 1) Roof Pitch
- 2) Entrances and Pedestrian Ways
- 3) Articulation of Stories on Street Facing Facades
- 4) Street Facing Transparency

Approval is recommended for the fee-in-lieu of open space.

Approval is recommended for the Minor Project Review with a Parking Plan and the following four conditions:

- 1) That the applicant replaces the proposed split face block on the lower portion of the proposed building with brick or stone.
- 2) That the applicant shall pay a fee-in-lieu of open space prior to building permit approval.
- 3) That the applicant provides required bicycle parking on site.
- 4) Should any archeological resources be identified during excavation, the applicant shall make a reasonable effort to record, protect, and preserve these resources.