

18-027ARB-INF – Tackett Bakery & Office

Site Location

East of South High Street, approximately 50 feet north of the intersection with Spring Hill Lane.

Zoning

Bridge Street District, Historic Core

Property Owner

Bluebird Consulting Group, LLC

Applicant/Representative

Sharon Tackett/Dan Morgan

Applicable Land Use Regulations

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

Request

An Informal Review for modifications to two existing historic commercial buildings, an addition, and associated site improvements.

Staff Recommendation

Planning recommends the Board consider this proposal with respect to the demolition, architectural details, and scale of the addition.

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Case Manager

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Summary

The applicant is requesting additional review and direction related to the demolition of the additions to the rear of 30 S. High Street; the proposed architectural details; and the scale of the proposed addition.

Zoning Map

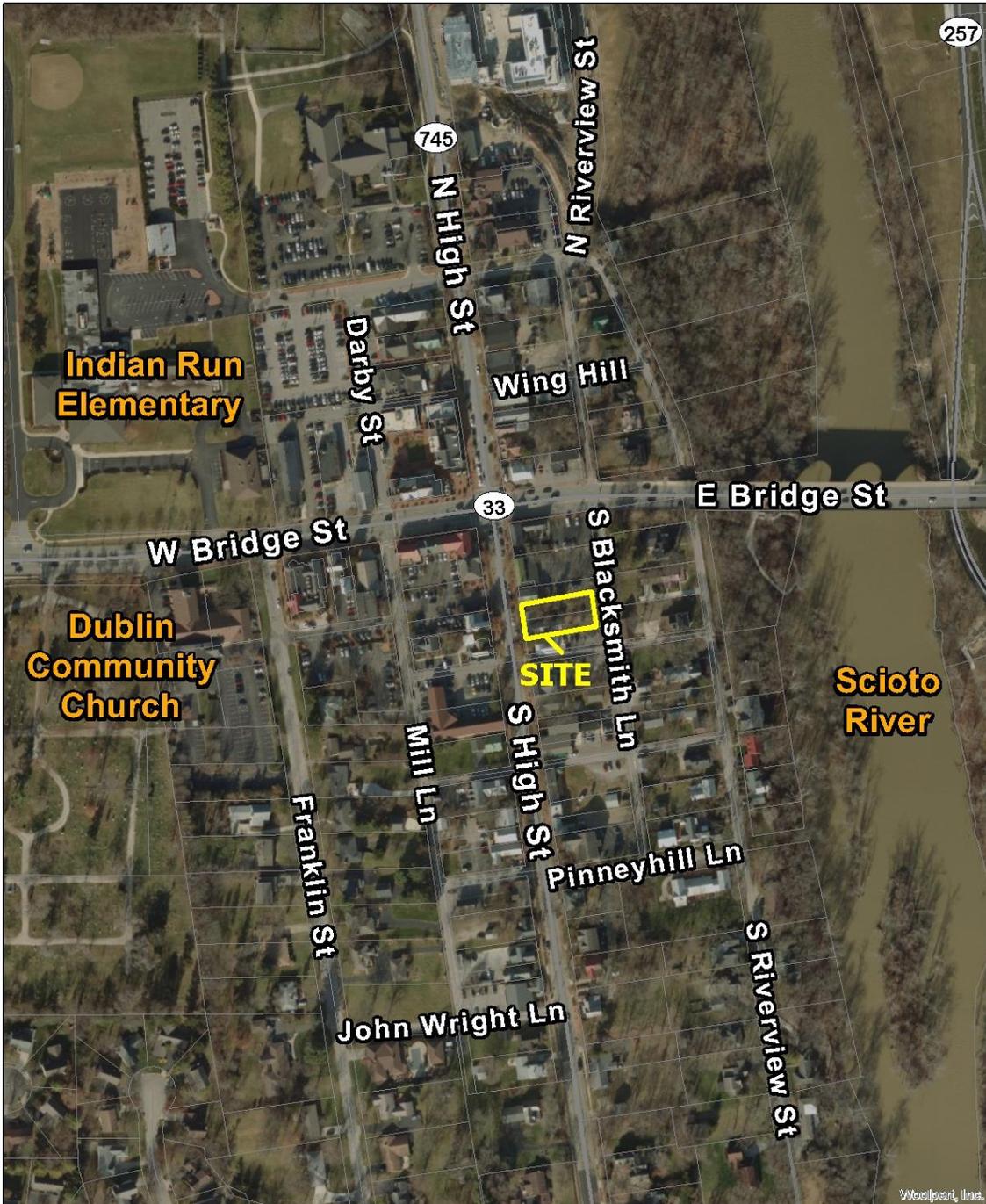


Discussion Questions

- 1) Does the Board support the demolition of the rear addition?
- 2) Are the proposed architectural details including the raised dormer, windows, and chimney location historically appropriate?
- 3) Is the proposed addition at an appropriate scale and subordinate to the historic building?
- 4) Other considerations by the Board.

1. Context Map

Located east of South High Street, approximately 50 feet north of the intersection with Spring Hill Lane.



 <p>City of Dublin</p>	<p>18-027ARB-INF Informal Review Tackett Bakery & Office 30-32 South High Street</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

At their regular meeting on May 23, 2018, the Architectural Review Board visited the two buildings and site. Board members walked through both properties to assess the condition of the properties, the lean-to addition to the rear of the 30 S. High Street building, the grade changes on the site where the parking lot is proposed, and the stone wall located in the rear of the property.

On April 25, 2018, the ARB informally reviewed and provided non-binding feedback regarding the proposal for modifications to two existing structures, an addition, and associated side improvements. The discussion centered around the demolition of additions to the rear of 30 S. High Street; whether the window details and placement are appropriate for the historic buildings; the location of the proposed new addition; concerns that the addition to 30 S. High Street needs more separation from the original building and should be scaled down to not overwhelm the original building; the appropriateness of the chimney on the 32 S. High Street building; and concerns whether the raised dormer on the front of the 30 S. High Street property was duplicating the feature in an unauthentic way.

On March 29, 2018, the Administrative Review Team reviewed the case as a pre-application and provided initial feedback to the applicant regarding the project.

Additionally, a memo has been provided from the City's third party, historic preservation consultant, which has been included in the packet for your reference.

B. Site Characteristics

1) Natural Features

Each parcel contains a historic structure located along the S. High Street frontage. There is significant grade change of approximately 16 feet from S. High Street down to Blacksmith Lane. A series of existing trees are located to the rear of the property, along with a dry-laid stone wall running along the shared property line.

2) Historic and Cultural Facilities

30 S. High Street is listed on the National Register of Historic Places. The site is one of the few remaining log structures in Dublin. The building may date back to the first half of the 19th century. An 1856 map indicated a drugstore on this site. The structure rests on a stone foundation with cement asbestos shingle siding. The log structure is visible from the attic. A lean-to addition is located at the rear and a wall dormer is located on the west side.

32 S. High Street is listed on the National Register of Historic Places. This building dates back to the 1840-50 period and is an example of mid-late 19th century vernacular commercial architecture. The structure consists of a gabled building with a gable end facing the street; vertical board and batten siding on sides and shiplap siding on the façade. The structure rests on a stone foundation. A modern addition has been built at the rear and the storefront windows have been altered.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Dublin Barber Shop)
- East: Bridge Street District, Historic Residential

- South: Bridge Street District, Historic Core (Vesha Law)
- West: Bridge Street District, Historic Core (Dublin Village Tavern)

4) Road, Pedestrian and Bike Network

The site has frontage on South High Street and Blacksmith Lane. Sidewalks are installed on both sides of South High Street.

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 to make modifications to two historic structures and associated site improvements at 30 and 32 S. High Street in the Historic District to allow for office and bakery uses, respectively. The modifications include changes to the building exteriors and area, and site improvements, including the creation of a paved parking area to the rear.

The applicant is requesting additional feedback from the Board following the Board's site visit to the property and walk through of the buildings at their meeting on May 23, 2018.

2) Use

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

3) Layout

The two parcels have frontage on the east side of South High Street to the east and are accessed from S. Blacksmith Lane at the rear. The proposal includes the preservation of the two historic structures located along S. High Street with additions to both structures. Proposed improvements to 30 S. High Street include an expansion of 85 square feet onto the rear of the structure, while the improvements to 32 S. High include an additional 583 square feet, as well as deck in the rear. The parking lot would be paved and shared among the two parcels, accommodating 12 spaces.

4) Building Modifications

The proposed modifications to 30 S. High Street include the removal of an existing addition and construction of a new two-story addition located to the rear of the building, relocation of the building entrance from High Street to the north side of the building to allow for ADA accessibility and addition of a roof and columns over the new entrance. Proposed building materials include wood siding, clad wood windows and shingle roof.

The proposed modifications to 32 S. High Street include replacing the exterior siding and roof with like-for-like materials (board and batten and standing seam metal roof), storefront window replacement and the addition of awnings along the front elevation with a refurbished front door, installation of new, larger windows and the conversion of a window to an ADA accessible door along the southern elevation,

addition of new chimney along the southern elevation, and a 200-square-foot building addition to the rear with a deck.

5) Mass and Scale

The proposed additions are located to the rear of the existing historic structures and are within Code with regard to building footprint and building height.

6) Parking and Access

Based on the proposed uses, Code requires 22 parking spaces to support the office and bakery uses. The proposal includes 12 parking spaces in the rear parking area and two, on-street parking spaces. A parking plan will be required to account for the parking reduction. The new rear parking area is accessed from Blacksmith Lane and includes a dumpster in the southeastern corner. The applicant has provided an increased paved area to allow for vehicle passing along Blacksmith Lane and will continue to work with Engineering on this detail.

3. Site Plan

The applicant is proposing modifications to both structures located on 30 and 32 S. High.



4. Informal Review Discussion

1) **Does the Board support the demolition of the rear addition to the 30 S. High Street property?**

The applicant is proposing to demolish the existing addition on the rear of the 30 S. High Street building. The proposed rear addition demolition is intended to allow for a larger, more efficient office space, while allowing for the preservation of the log structure.

The *Historic Dublin Design Guidelines* recommend the preservation of the historic character and changes that have acquired significance over time. The city's historic preservation consultant recommends against the removal of the existing rear addition on 30 S. High Street finding it is a character defining feature that contributes to the historic character of the building.

At the previous informal review of the proposal, some Board members expressed concern regarding the removal of the lean-to addition in that a portion of the historic character of the building is gained by seeing how the building and environment has changed over time. They noted that part of their role is to preserve this history.

2) **Are the proposed architectural details including the raised dormer, windows, and chimney location historically appropriate?**

The proposal for 30 S. High Street includes a raised dormer on the front elevation, and the proposal for 32 S. High Street include modifications to the storefront windows and the addition of a new chimney along the southern elevation.

The *Historic Dublin Design Guidelines* outline several considerations regarding the maintenance of historic structures within the District including the preservation of distinctive and defining characteristics, replacement of deteriorated historic features, and preservation of the historic character and changes that have acquired significance over time.

For the 32 S. High Street building the consultant is supportive of retention of the storefront windows, but does not recommend the change in the proposed glazing pattern. Additionally, the consultant finds the addition of the chimney along the southern elevation provides a false sense of history. At the previous informal review some Board members had concerns with the placement of the chimney and had recommended keeping the original window pattern and lites; and maintain the original window openings whenever possible.

3) **Is the proposed addition at an appropriate scale and subordinate to the historic building?**

The proposed additions are located to the rear of the existing historic structures and are within Code with regard to building footprint and building height.

The *Guidelines* state additions should be subordinate to the original building, smaller in scale and located to the rear. 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.

At the previous informal review of the proposed project, the Board expressed concerns with the proposed addition to 30 S. High Street overwhelming the historic building. Board members had recommended scaling down the addition to provide more breathing room between the historic building and the addition.

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 the demolition, architectural details, and scale of the addition. Summarized below are suggested questions to guide the Board's discussion.

Questions

- 1) Does the Board support the demolition of the rear addition?
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