

19-018MPR – 56 N. HIGH AND 25 NORTH STREET

Site Location

Intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street.

Zoning

BSD-HC – Bridge Street District, Historic Core District

Applicant

Jay Eggspuehler, ELP Property Management

Applicable Land Use Regulations

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

Request

Informal Review with non-binding feedback regarding the demolition of an existing commercial building and the construction of a new commercial building with associated site improvements.

Staff Recommendation

ARB provide an Informal Review with non-binding feedback for the proposal.

Contents

1. Context Map.....	2
2. Overview.....	3
3. Concept Plan	5
4. Discussion Questions.....	6

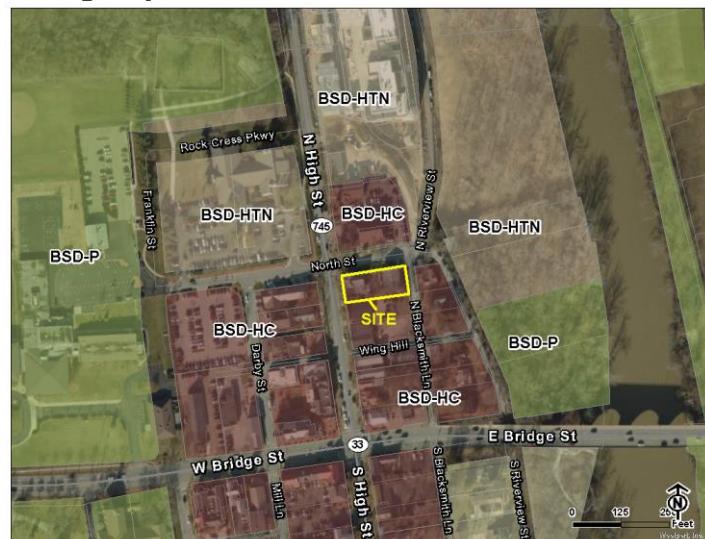
Case Manager

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Summary

The applicant is requesting non-binding feedback for a proposal to demolish an existing commercial building (25 North Street) and the construction of a new commercial building with associated site improvements on a 0.27-acre parcel zoned BSD-HC, Bridge Street District – Historic Core located within Historic Dublin.

Zoning Map

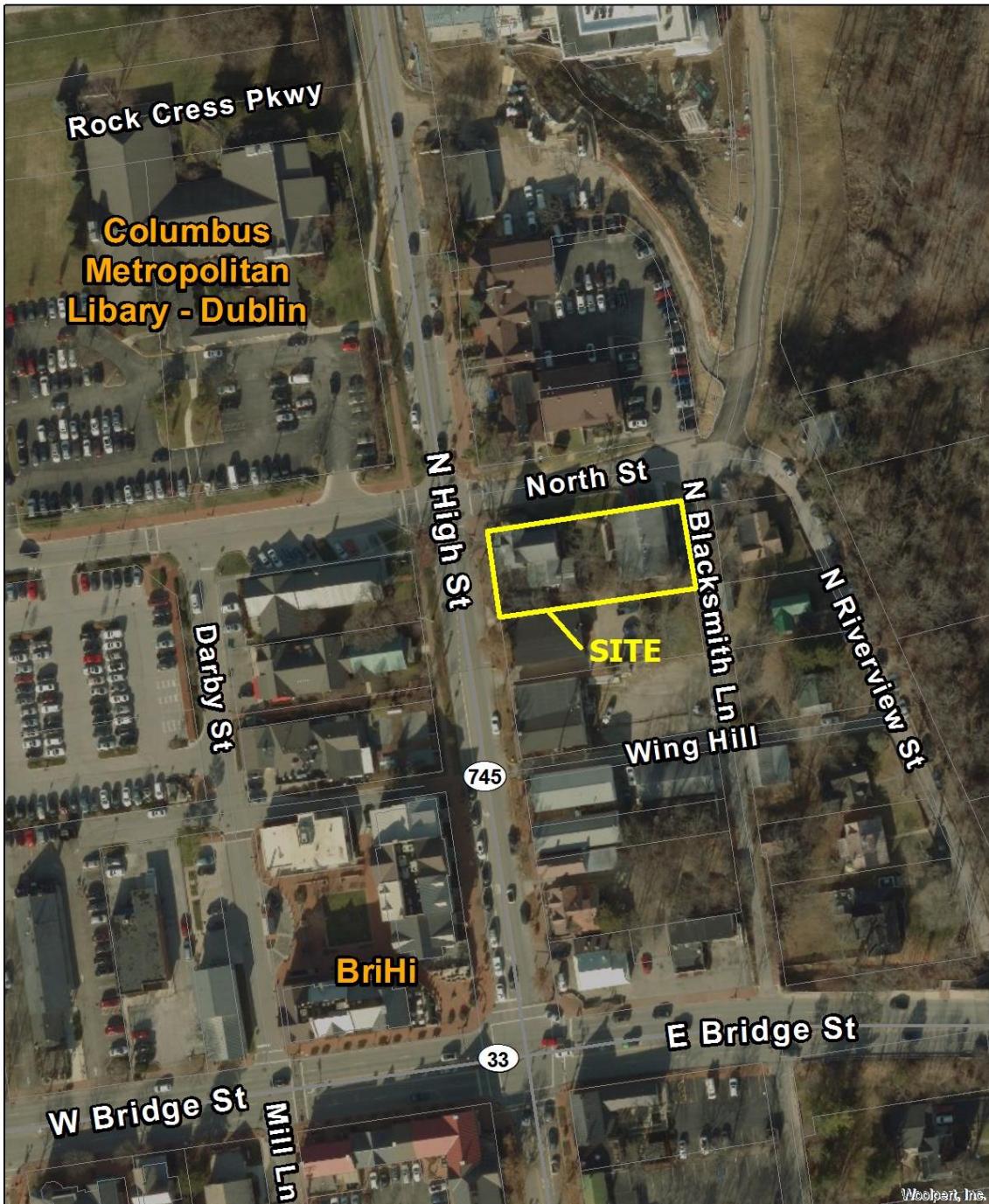


Discussion Questions

- 1) Does the Board support demolition of the existing commercial building?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details for the proposed building?
- 4) Other considerations by the Board.

1. Context Map

The site is located south of North Street, at the intersections with North High Street and North Blacksmith Lane.



 City of Dublin	19-018INF Informal Review CoHatch 56 North High Street	0 50 100 Feet	
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2. Overview

A. Background

The site is developed with two buildings: a two and a half story commercial building constructed in the 1890s along N. High Street and a two-story commercial building built in the 1960s along North Street. A small parking area is located along the eastern side of the North Street building, which is accessed from North Blacksmith Lane.

B. Site Characteristics

1) Natural Features

The site contains mature trees located between the two buildings and along the southern property line. A stone wall runs parallel to North Street within the right-of-way, and along the rear (east) of the North Street building. Significant grade change occurs across the site from west to east, dropping 16 feet from the North High Street to North Blacksmith Lane.

2) Historic and Cultural Facilities

The existing structure on North High Street was constructed in the 1890s and is on the National Register of Historic Places and is considered contributing, while the North High Street building was constructed in 1960 and is considered non-contributing to the local district.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Commercial)
- East: Bridge Street District, Historic Core (Residential)
- South: Bridge Street District, Historic Core (Commercial)
- West: Bridge Street District, Historic Core (Commercial)

4) Road, Pedestrian and Bike Network

The site has frontage on North High Street, North Street, and North Blacksmith Lane. A public sidewalk is located along the North High Street frontage, but no pedestrian access is provided along North Street or North Blacksmith Lane.

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 retain the existing building along North High Street, but demolish the eastern building along North Street and Blacksmith Lane. The proposal includes the construction of a new commercial building in the same location as the existing building with an expanded footprint to the west.

2) Demolition

The request is for feedback on the appropriateness of demolition of the North Street structure, which was constructed in the 1960s. The North High Street structure will be retained.

Future review and approval of a demolition request will be required should the applicant proceed. Staff has provided the demolition criteria below for the Board's reference. As part of a future demolition request the applicant will be required to demonstrate economic hardship or unusual and compelling circumstance exists, or two of the following criteria are met:

- 1) The structure contains no features of architectural or historical significance to the character of the area in which it is located;
- 2) There is no reasonable economic use for the structure as it exists or as it might be restored, and there is no feasible and prudent alternative to demolition;
- 3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful; and,
- 4) The location of the structure impedes orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of its immediate vicinity; or the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

3) New Construction

The proposal includes a request for feedback on a potential future application to construct a three-story commercial building along North Street with a one-story connector at the rear of the North High Street building. The proposal includes a new patio and covered courtyard between the existing North High Street building and the proposed North Street building. Several rooftop decks are proposed along the northern, eastern, and southern elevations. The parking area remains along North Blacksmith Lane. The proposed architectural style includes a series of gable and flat roofs with a chimney on the northern elevation to complement the existing chimney on the existing North High Street building.

In considering new construction within a historic district it is prudent to ensure the scale, character and location are in keeping with the district, but do not detract from the historic value of adjacent properties or buildings.

3. Concept Plan

A. Existing



B. Proposed



4. Informal Review Considerations

- 1) Does the Board support the demolition of the existing North Street building?**
Requests for demolition of structures within the Historic District are not considered lightly. Code requires the applicant to bear the burden of demonstrating an economic hardship or usual and compelling circumstance, or two of the four criteria for demolition are met. Staff encourages the Board to provide initial feedback on a future demolition request, and to identify what information the Board will require to make an informed decision.
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?**
The property is located within Historic Dublin and is zoned BSD-HC, Historic Core. The zoning district permits two commercial building types within this district. The Historic Mixed Use Building would be the most applicable building type for the proposed building given its use, layout, and form. The Board should reference this building type and its requirements, along with the Historic District Design Guidelines when considering the appropriateness of the proposed building.
- 3) If the Board is supportive of the demolition, is the Board supportive of the general architectural design and associated site details for the proposed building?**
The Bridge Street Code and the Historic Dublin Design Guidelines provide guidance about the architectural character, materials and details for new construction. If the Board is supportive of the demolition, the applicant requests feedback with regard to the general architectural design and the associated site details.

5. Discussion Questions

Staff Recommendation

The Informal Review provides the opportunity for feedback at the formative stage of a project. 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, scale, massing, height, architectural details, and associated site improvements. Listed below are suggested questions to guide the Board's discussion:

- 1) Does the Board support demolition of the existing commercial building?
- 2) If the Board is supportive of the demolition, is the Board supportive of the proposed scale, massing, height, and location of the commercial building?
- 3) If the Board is supportive of the demolition, is the Board supportive of the general

architectural design and associated site details for the proposed building?

- 4) Other considerations by the Board.