

19-068ARB-MPR – RE/MAX – EXTERIOR & SITE IMPROVEMENTS

Summary

Proposal for exterior and site improvements for an existing office located in Historic Dublin. The improvements include additional landscaping and façade improvements.

Site Location

Southeast corner of the intersection of South High Street and Pinney Hill Lane.

Zoning

BSD-HS, Bridge Street District – Historic South District

Property Owner

ODIG Ltd.

Applicant/Representative

John Anderson

Applicable Land Use Regulations

Zoning Code Sections 153.066 and 153.170, and the Historic Dublin Design Guidelines.

Request

Review and Approval of a Minor Project Review for exterior and site improvements for an existing office located within Historic Dublin.

Staff Recommendation

Approval with one condition.

Case Manager

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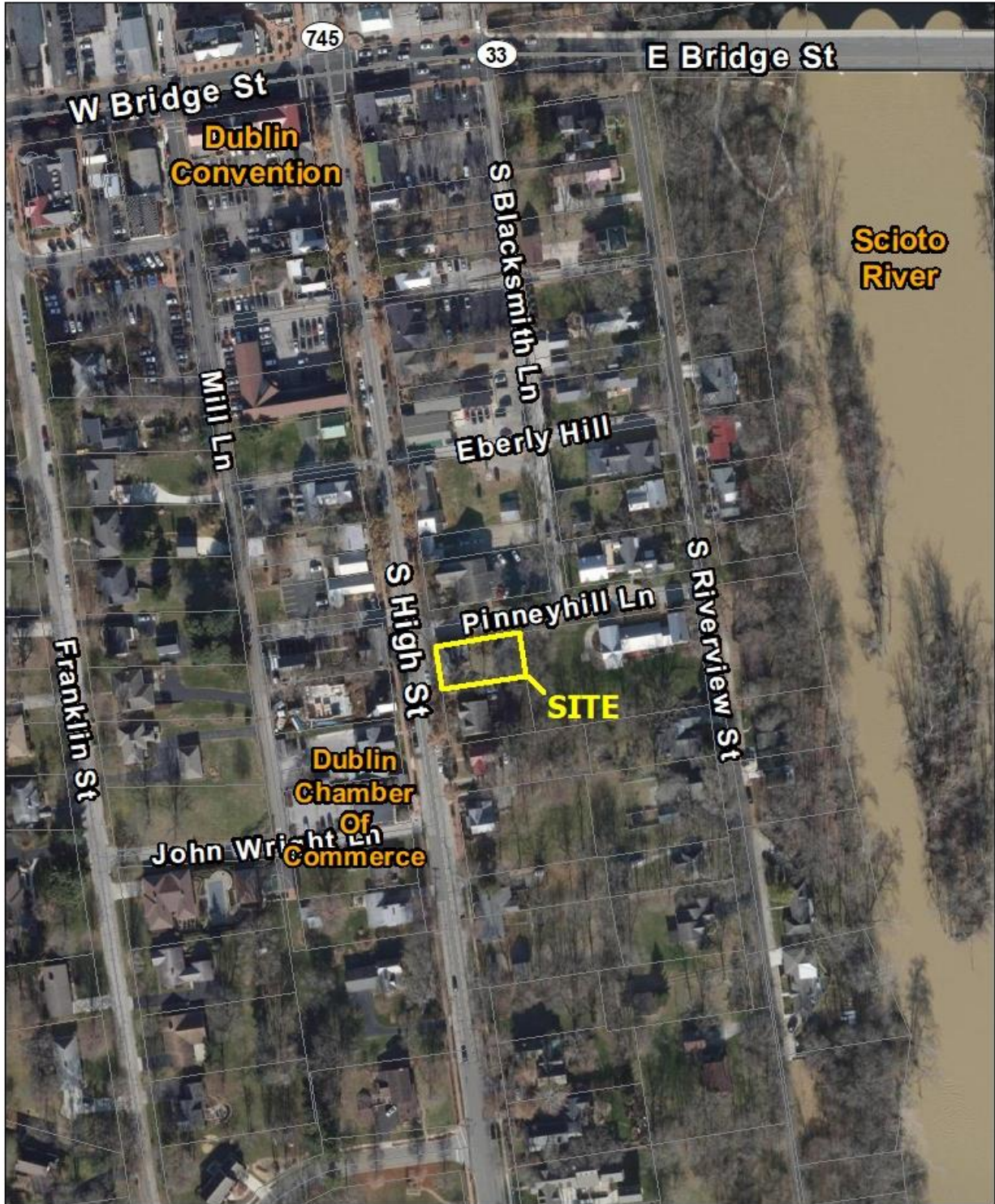
Next Steps



The Architectural Review Board (ARB) is the final reviewing body for this application. Upon approval from the ARB, the applicant may apply for building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-068ARB-MPR Minor Project Review RE/MAX - Exterior & Site Improvements 106 S High Street</p>	<p>0 75 150 Feet</p> 
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2. Overview

Background

The Architectural Review Board (ARB) has reviewed applications for this property in 2007 and 2012. On November 15, 2012 the Board approved a 4-square-foot projecting sign and a 3.7-square-foot window sign for a new business to replace a two-foot diameter wood projecting sign approved on August 29, 2007.

Existing Conditions

The site is located at the southeast corner of the intersection of South High Street and Pinney Hill Lane. The site is located within the Bridge Street District – Historic South District. There is a four-car surface parking lot to the rear (east) of the property accessed from Pinney Hill Lane, and one, on-street parking space along South High Street.

Along South High Street, a brick sidewalk exists with a public bench. There is an existing patio located at the southeast of the building and an air conditioning unit located along the east elevation. The main entrance to the building is located on the west side of the building. Existing landscaping is located on to the west and south sides of the structure.

Site Characteristics

Natural Features

Along the eastern property line is a wooded area that separates the property from the neighbors to the east. Along South High Street, the property has two Sugar Maple trees in the street lawn. In addition, a flowerbed extends across the front of the property and wraps around the south side of the structure.

Historic and Cultural Facilities

The building is listed on the National Register of Historic Places and was built in the 1850s. The site contains a hipped roof, L-shaped building with stucco and asbestos siding on a stone foundation that is covered with painted stucco. The structure is currently used for commercial use, but was originally used as a single-family dwelling. The Historic and Cultural Assessment identifies the structure in good condition with good integrity and is recommended as contributing.

Surrounding Land Use and Development Character

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

East: Bridge Street District - Residential District (Residential)

South: Bridge Street District - Historic South District (Residential, Commercial)

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

Road, Pedestrian and Bike Network

The site has frontage along South High Street to the west, and Pinney Hill Lane to the north. Pedestrian access is provided by a public sidewalk along South High Street and a shared path between this building and the building to the lot south, which provides access to the rear parking lot. There is no sidewalk access along Pinney Hill Lane.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are provided on site. The building and site modifications will not affect the existing utilities.

Proposal

The proposal includes exterior and site improvements for the existing office building. The applicant is proposing increased landscaping around the perimeter of the existing structure, a new brick sitting area on the south side of the structure, window maintenance and replacement, shutter repair and replacement, and painting of the building exterior.

Landscape enhancements

A 160-square-foot brick seating area is proposed within the south lawn of the property with a redbud tree proposed in the center of this area. Staff recommends the substitution of the redbud for a shade tree to provide additional tree canopy in this area. New landscaping, including boxwood hedges, hydrangeas, and other plantings will surround the building along the north, west, and south sides of the building.

Stone foundation restoration

The stone foundation along the north and east sides of the building will be cleaned of any paint or stucco and tuck-pointed to restore the foundation to its original appearance.

Shutters

Shutters are proposed to be added to the north and south façade windows and existing shutters on the west façade will be replaced.

Window replacements

The existing wood windows on the north, west and south elevations will be retained and repaired and repainted. The windows on the east façade of the building will be replaced with aluminum-clad, wood windows that will replicate the look and style of the existing windows.

Exterior Paint

The applicant is proposing to paint the exterior of the building with a color scheme to include gray walls, white trim, and dark green shutters and doors.

3. Criteria Analysis

Minor Project Review Analysis [§153.066(G)(3)(c)]

- 1) The site plan review shall be substantially similar to the approved basic site plan.
Not Applicable. No basic 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.
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. The project meets the code requirements.
- 4) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.
Criteria Met. Safe and efficient access is provided with this proposal. No changes are proposed to site access adjacent to the public right-of-way.
- 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. The proposed exterior modifications should maintain the established character of the existing house with coordinated design elements including materials and color.
- 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.
Not Applicable. The proposal does not impact open space.
- 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 proposed modifications do not impede the ability to provide adequate provision of public services.
- 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 modifications do not impact stormwater management.
- 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.
Not Applicable. The proposed modifications do not call for phased improvement.
- 10) The application demonstrates consistency with commonly accepted principles of walkable urbanism as describe 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. The proposal incorporates a new brick sitting area that connects with the existing sidewalk system.

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

- 1) The character and materials are compatible with the context.
Criteria Met. The exterior improvements are compatible with the existing structure.
- 2) Recognition and respect of historical or acquired significance.
Criteria Met. The applicant is proposing to restore the original stone foundation and bring the structure to its original appearance, with minor alterations to the building color.
- 3) Compatible with relevant design characteristics.
Criteria Met. The applicant has proposed to incorporate windows and shutters that replicate the existing details on the building. The stone foundation is proposed to be restored to its original look.
- 4) Appropriate massing and building form.
Criteria Met. The proposed modifications and additions are appropriate in mass and building form.
- 5) Appropriate color scheme.
Criteria Met. The color scheme for the building is appropriate with the Historic Dublin Design Guidelines.
- 6) Complementary sign design.
Not Applicable. No new signs are proposed as part of this application.
- 7) Appropriate landscape design.
Criteria Met. The proposed landscaping plantings meet the recommendations of the Historic Dublin Design Guidelines. The proposed landscaping expands the existing flowerbed along the north, west, and south sides of the building.
- 8) Preservation of archaeological resources.
Not Applicable. No archaeological resources have been identified with this site.

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

- 1) Reasonable effort to minimize alteration of buildings and site.
Criteria Met. The applicant has worked to minimize alterations to the entire exterior of the structure. There are no significant site modifications proposed.
- 2) Conformance to original distinguishing character.
Criteria Met. The applicant is proposing to restore characteristics of the existing building back to its historical appearance. Existing features of the structure are proposed to be refreshed to better match the historic fabric of the neighborhood.
- 3) Retention of historic building features and materials.
Criteria Met. The plans are proposed to restore and preserve key historic features of the structure like the single hung, oversized windows and the stone foundation.

- 4) Alteration recognizes historic integrity and appropriateness.
Criteria Met. Exterior and site improvements are being proposed with recognition to the structures historic appearance.
- 5) Recognition and respect of historical or acquired significance.
Criteria Met. The proposed changes are compatible with the existing historical significance of the home.
- 6) Sensitive treatment of distinctive features.
Criteria Met. The application proposes to restore the stone foundation to its original appearance, highlighting a distinctive feature of the building. The treatments are proposed to be professional and done properly.
- 7) Appropriate repair or replacement of significant architectural features.
Criteria Met. The stone foundation, which is an important architectural feature of the structure, is proposed to be restored to its original appearance.
- 8) Sensitive maintained historic building materials.
Criteria Met. The material selections are appropriate to maintain the historic character of the structure.

4. Recommendation

Planning Staff recommends **approval** of a Minor Project Review with one condition:

1. The proposed redbud tree located in the seating area be replaced with a shade tree.