

## 20-048INF – 123 S. HIGH STREET

### Summary

Request for informal review and feedback for a potential future application to demolish the existing non-contributing building and shed to develop a new live/work structure and a new garage/carriage house.

### Site Location

The 0.11-acre site is located on the west side of South High Street, 60 feet north of John Wright Lane.

### Zoning

BSD-HS: Bridge Street District – Historic South District

### Property Owner

Party Panache LLC

### Applicant/Representative

Behal, Sampson, and Dietz Architecture & Construction

### Applicable Land Use Regulations

Zoning Code Sections 153.062, 153.066, and *Historic Dublin Design Guidelines*.

### Case Manager

Zach Hounshell, Planner I  
(614) 410-4652  
[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

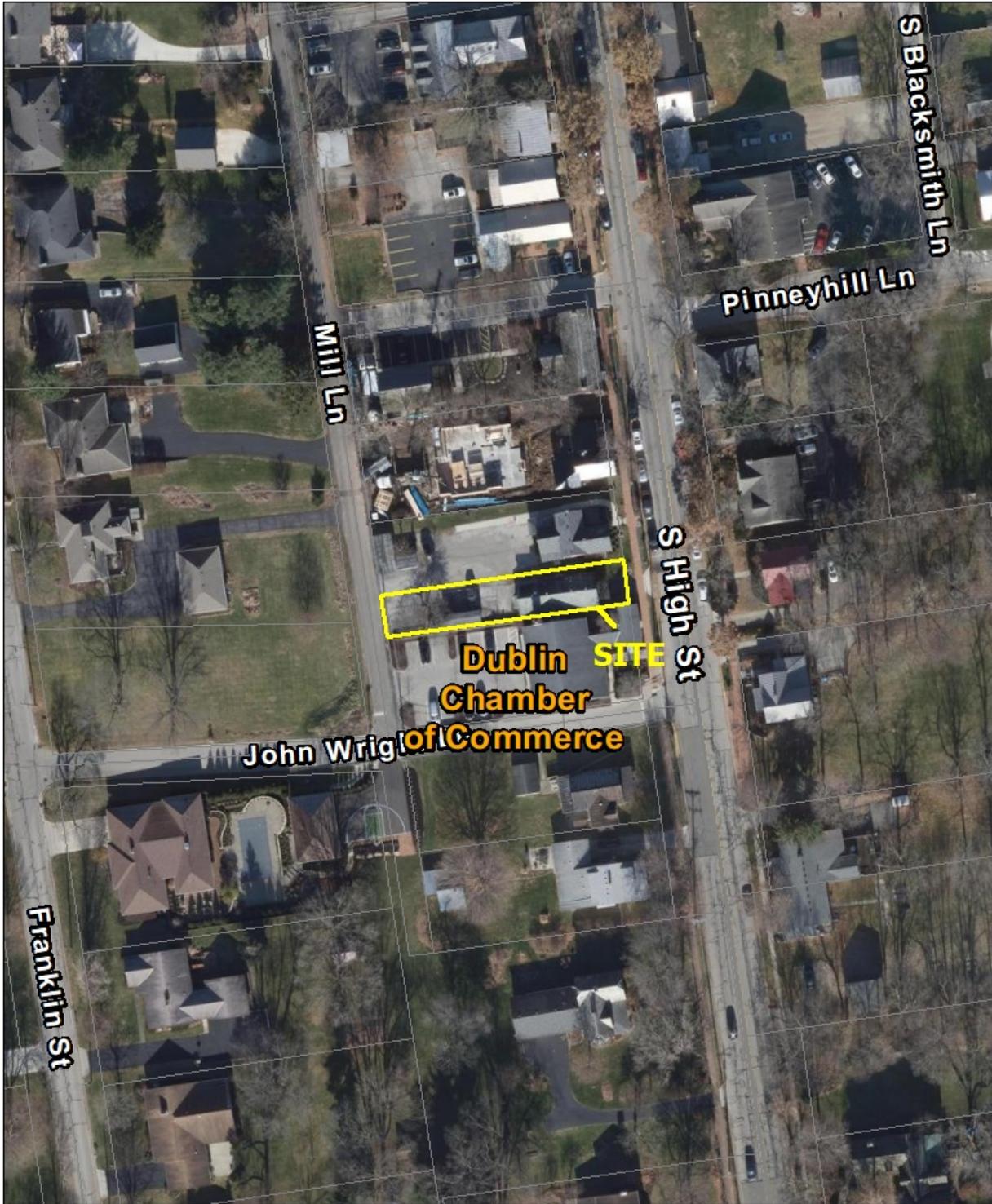
### Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant is eligible to file a formal application for review and determination by the ARB.

### Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>19-048INF Informal Review 123 S High Street</p>	<p>0 40 80 Feet</p> 
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## 2. Overview

### Background

The site is developed with a one-story building constructed in 1900 and has operated as a commercial building since it was built. The one-story commercial building is set back from South High Street with a small shed located to the rear (west) of the building.

### Site Characteristics

#### *Natural Features*

The site contains some landscaping to the front (east) of the principle building.

#### *Historic and Cultural Facilities*

The existing structure on South High Street was constructed in 1900. The property was listed as a non-contributing structure to the Dublin High Street Historic District in 1978 and is recommended non-contributing to the City of Dublin's local district.

#### *Surrounding Land Use and Development Character*

North: Bridge Street District, Historic South (Commercial)

East: Bridge Street District, Historic South (Commercial)

South: Bridge Street District, Historic South (Dublin Chamber of Commerce)

West: Bridge Street District, Historic Residential (Residential)

#### *Surrounding Development Context*

The building to the north of the site (119 South High Street) is a 1.5-story Vernacular building with a cross-gable roof. The building is entirely brick with a stone foundation, and is recommended contributing. The building to the south of the site (129 South High Street) is a 1-story Vernacular building with a side-gable roof. The exterior of the building is clad in wood shingles and is designated as noncontributing.

#### *Road, Pedestrian and Bike Network*

The site has frontage on South High Street and Mill Lane. Pedestrian access is located on the east side of the property along South High Street. The site has vehicular access from Mill Lane to the west of the property, which provides access to a surface lot located behind the building. The site also has a vehicular access point on the east side of the property along South High Street.

#### *Utilities*

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

### Proposal

The applicant is requesting feedback on the proposed demolition of the existing one-story building and accompanying shed, and the proposed construction of a new one-and-one-half-story live and work building located along South High Street and a three-car garage/carriage house located to the rear along Mill Lane. The buildings will be connected via a walkway between the buildings, which includes a formal garden with a fountain in the proposed open space. No parking is shown for the site.

#### *Demolition*

The proposal includes a request for feedback on the appropriateness of demolition of the existing Vernacular building and the shed located on the site. The existing structure located along South

High Street is recommended non-contributing to the Historic District due to the number of additions and alterations that have occurred over time, deteriorating the historic integrity of the building. The shed to the rear was not evaluated.

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.

#### *Bridge Street Code Building Types*

Within the Historic South District, two building types are permitted: Single-Family Detached and Historic Cottage Commercial. Based on staff's understanding of the proposed use of the buildings, we would recommend both buildings be reviewed under the regulations of a Historic Cottage Commercial building type. Should the applicant choose to pursue a formal application, both buildings would need to meet the requirements of this building type. The Historic Cottage Commercial building type requirements permit a maximum building footprint of 1,800 square feet with a maximum height of 24 feet and a maximum of two stories. The front required building zone is 0-25 feet, with a 3-foot minimum side yard setback and a minimum 25-foot rear yard building setback. The Historic Cottage Commercial building type limits the building height to 18 feet and 1.5 stories when the structure is located within 50 feet of the rear property line. Other requirements are located in Zoning Code Section 153.062(O)(10).

#### *Historic Dublin Design Guidelines*

The *Historic Dublin Design Guidelines* should be considered when new construction is proposed in the Historic District. The *Guidelines* provide recommendations regarding the character, building scale and mass, and the development pattern. The *Guidelines* recommend the placement of a new building should be similar to the placement, orientation, and setbacks of adjacent structures. Form, mass, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. While continuity and compatibility with the neighborhood is expected, the *Guidelines* recommend replicating historic structures should be avoided, but not taken to the extreme of proposing entirely modern architecture.

### *New Construction*

#### South High Street Building

The applicant is proposing a new one-and-one-half-story, 1,400-square-foot live and work building along South High Street, which would replace the existing building and be positioned closer to the street. The proposed setback is similarly aligned with the buildings located to the north and south of the site. The applicant is also proposing a patio space connected to the northwest corner of the structure.

The applicant has submitted a character drawing to depict the intended design of the structure in relation to the surrounding buildings. The drawing shows the building with a faux stone wall facade on the front elevation of the building that would hide the gabled roof. The front façade would include large double doors and an oversized arched window above the entrance.

#### Mill Lane Building

The applicant is also proposing a new one-and-one-half story, 950-square-foot three-car garage/carriage house located at the rear (west) of the site along Mill Lane. The proposed plans indicate the building has a 5-foot setback from the rear of the property. The Historic Cottage Commercial building type requires a rear yard setback of 25 feet. Should the ARB be supportive of the proposed building and its location, a waiver would be required. No other details have been submitted for review at this time.

#### Parking and Access

Access to the site is shown along Mill Lane. Code requires a minimum of 2 parking spaces per dwelling unit on site for live and work uses. The proposed garage is the only parking shown for the site. The applicant will need to demonstrate how the parking requirements will be met should a formal application be pursued.

## 3. Concept Plan

### **Existing**



## Proposed



### 4. Informal Review Considerations

- 1) Does the Board support the demolition of the existing commercial building and shed?**  
The property is located within Historic Dublin and is zoned BSD-HS, Historic South; however, the Historic and Cultural Assessment identifies this property as non contributing to the Historic District. The Board should reference the requirements listed in Zoning Code Section 153.176 when considering this request.
- 2) If the Board is supportive of the demolition, would the Board be supportive of the proposed scale, massing, height, and location of the buildings?** Based on the proposed uses, staff recommends the use of the Historic Cottage Commercial building type requirements to review the proposed buildings. The Board should reference the building type requirements located in Zoning Code Section 153.062(O)(10), along with the Historic District Design Guidelines when considering the appropriateness of the proposed buildings with regard to scale, height, massing, and form, as well as the site layout and location.
- 3) If the Board is supportive of the demolition, would the Board be 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 additions. The applicant requests feedback with regard to the general architectural design and the associated site details in relation to the architectural context of the District.

## 5. Discussion Questions

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the intended site improvements.

Planning recommends the Board consider:

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