

20-131MPR/WR – DUBLIN CHAMBER OF COMMERCE - ADDITION

Summary

Additions to the north and east elevation of an existing structure located in Historic Dublin.

Site Location

The 0.25-acre site is located northwest of the intersection of South High Street and John Wright Lane.

Zoning

BSD-HS: Bridge Street District – Historic South District.

Property Owners/Applicant

City of Dublin

Representative

William Andrews, AIA, Andrews Architects

Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.171, and *Historic Dublin Design Guidelines*.

Case Manager

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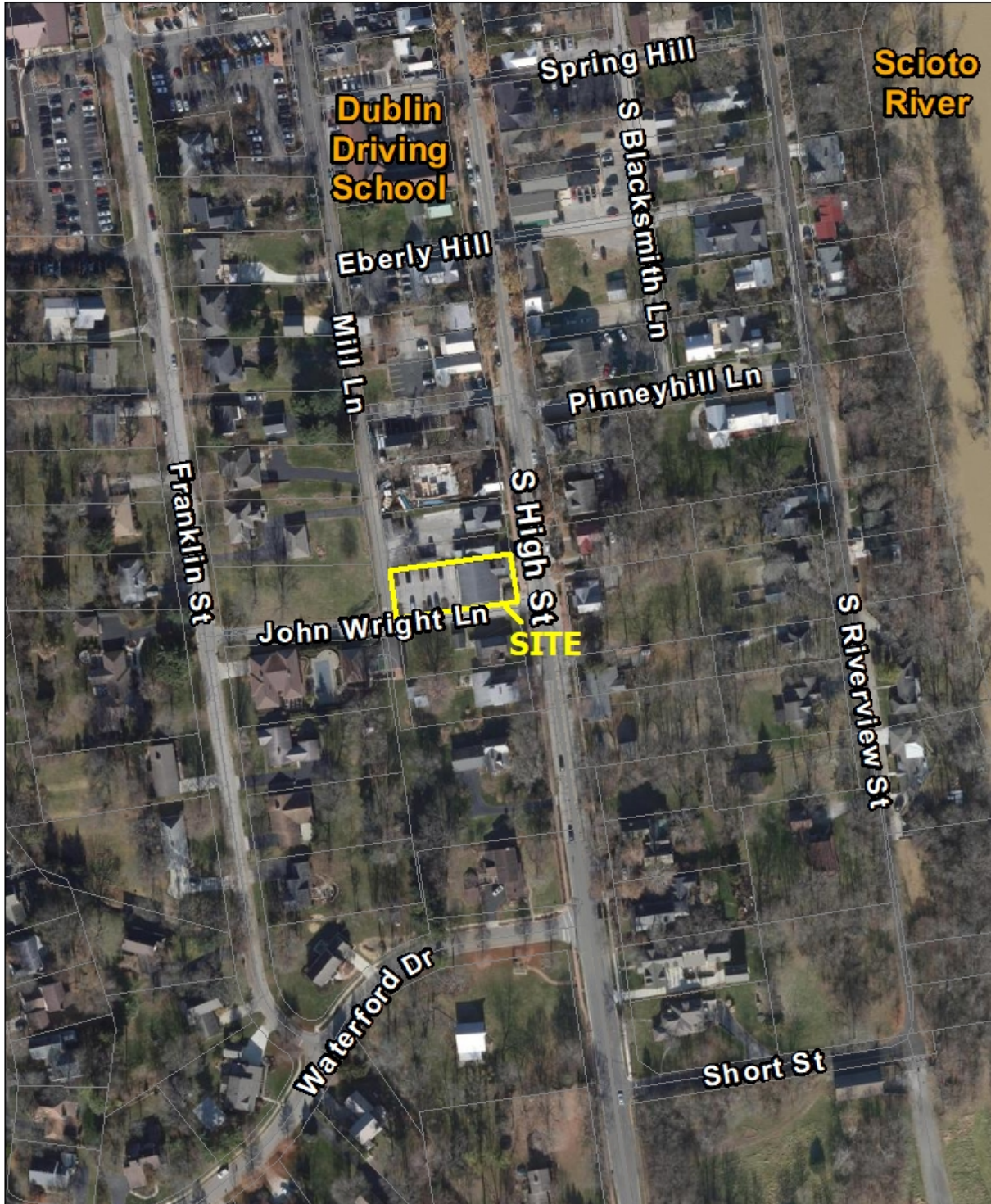
Next Steps

Upon review and feedback of a Minor Project by the Architectural Review Board (ARB), the applicant may file building permits.

Zoning Map



1. Context Map



20-131MPR
Minor Project Review
Dublin Chamber of Commerce
129 South High Street

0 75 150
Feet

2. Overview

Background

Presently, the site is developed with a one-story Hall and Parlor building with side gable roof constructed Ca. 1880. The structure is Vernacular in style with a sizable addition to the rear (west), which was built in 1988.

The main entrance is located on the east elevation covered by a recessed porch. Vehicular access is provided from John Wright Lane and Mill Lane to the surface parking lot. A rear entry provides access to the building.

The condition of the structure is good as it has been maintained overtime. However, with the renovations and maintenance the integrity is degraded therefore the building is recommended non-contributing to the local High Street Historic District by the *Historic and Cultural Assessment*.

Site Characteristics

Natural Features

The site is generally flat. The site does not contain any known natural features or archeological resources.

Historic and Cultural Facilities

The existing historic structure was constructed in 1880. The property is identified in *Historic and Cultural Assessment* as non-contributing due to modifications overtime.

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 Residential (Residential)

West: Bridge Street District, Historic Residential (Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. High Street and John Wright Lane. Pedestrian facilities are provided along the east side of the property on S. High Street. The site has vehicular access from John Wright Lane and Mill Lane.

Utilities

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

Code and Guidelines

Bridge Street District – Historic South District

The Bridge Street District (BSD) establishes form-based zoning regulations for the approximately 1,100-acres within the I-270 loop including Historic Dublin. There is an on-going effort to remove Historic Dublin from the BSD and to re-establish the Historic District Area Plan, revise the ARB Code, and refresh the Historic Design Guidelines.

In 2017, the BSD Code was revised to establish a unique zoning district, BSD-HS, Historic South, along High Street south of Bridge Street in order to emphasize preservation and ensure sensitive infill development. The district permits smaller, cottage style buildings that are in keeping with the established character.

Historic Dublin Design Guidelines

The *Historic Dublin Design Guidelines* supplement the Code and should be considered when a building addition is proposed in the Historic District. The *Guidelines* provide recommendations regarding the overall character, specifically that additions should be subordinate to the original building, and located to the side or rear. Further, the *Guidelines* recommend that the appearance of the original structure should be maintained, and exterior materials should complement materials throughout Historic Dublin.

Proposal

Two new building additions, totaling approximately 350 square feet, are proposed to accommodate a networking center and an ADA compliant restroom.

Site Layout

The site layout remains largely the same with the front door along S. High Street and vehicular access along John Wright Lane and Mill Lane.

With the exception of the building addition, the site will remain unchanged. The applicant is seeking informal feedback on a pavilion along S. High Street as part of a separate application (Case 20-123INF).

Development Standards

Code identifies required development standards in BSD-Historic South based on the permitted building type. While the building pre-dates the BSD Code, the most analogous building type is Historic Cottage Commercial. The Code allows the Board to approve Waivers to development standards realizing that strict adherence to numeric requirements may not allow for the necessary flexibility when designing and building infill projects in urban areas.

Setbacks

The Historic Cottage Commercial building type identifies required build zones (RBZ), side yard, and rear yard setbacks, as follows:

Required Build Zone (RBZ)/Setbacks				
	S. High Street	John Wright Ln	Rear (West)	Side (North)
Required	0-25 feet RBZ	0-25 feet RBZ	25 feet (building setback) 5 feet (parking setback)	3 feet (side yard setback)
Proposed	Unchanged	Unchanged	Unchanged	Unchanged/ Addition 5 feet-10 inches

Building and Lot Coverage

Additionally, the Code identifies maximum building coverage, maximum impervious coverage, and additional semi-pervious coverage allowance as 50 percent, 65 percent, and 10 percent, respectively.

The existing structure is 3,188 square feet in size. Approximately 85 square feet of the existing structure encroaches into the right-of-way. Therefore, the existing building coverage is 28.5 percent. With the additions, the proposed building coverage is 31.7 percent, which meets the Code requirement.

The existing lot coverage is 70 percent impervious, which includes the primary structure, and all hard surfaces on the lot. Prior to 2012, the property was zoned Central Business District which permitted a lot coverage of up to 80 percent. From 2012-2017, the property was zoned BSD-Historic Core, which permitted a maximum impervious coverage of 85 percent with an additional semi-pervious coverage of 5 percent. In 2017, when the property was rezoned to BSD-Historic South the maximum permitted lot coverage for commercial properties south of Bridge Street was greatly reduced.

With the building additions, the proposed lot coverage is 73 percent. Given the minor modifications to the existing structure to accommodate ADA accessible restrooms, Staff is supportive of a Waiver to permit additional lot coverage. Staff has encouraged the applicant to explore replacing select impervious surfaces with semi-pervious surfaces to more closely meet the intent of the BSD Code.

Architecture

The primary form of the structure will remain the same with the building additions. The east facing facade, along S. High Street, is proposed to be modified to enclose the covered porch. The proposed elevation incorporates three ganged windows finished with panels and trim to emulate the transparency of the porch. The primary entrance is proposed to be relocated from the east elevation to the south elevation of the hyphen connector adjacent to the plaza. The new front door is proposed to be a full lite door with full lite sidelights. Finally, a small addition is proposed to the north elevation, which will fill in a portion of hyphen connector. The north addition will accommodate ADA compliant restrooms. The exterior of the additions are proposed to be finished in natural wood siding and painted to match the existing structure. Any area where the siding is damaged or deteriorated will be replaced, like for like.

3. Criteria Analysis

Waiver Review

1) 153.062 — Building Type Requirements (O)(10)(2). Buildable Area – Maximum Impervious Coverage.

Requirement: The Historic Cottage Commercial Building Type permits a maximum of 65 percent impervious lot coverage.

Request: Impervious lot coverage exceeding 65 percent due to existing condition and addition of ADA compliant restroom. 73 percent impervious lot coverage is proposed.

- 1) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or circumstances outside the control of the property owner including easements and right-of-way.*

Criteria met. The proposed Waiver is due to the unique condition that a building addition and parking lot were constructed prior to rezoning to the BSD. The existing impervious lot coverage exceeds the lot coverage permitted by Code today. Due to the need to accommodate an ADA compliant restroom, the applicant is proposing 73 percent impervious lot coverage.

- 2) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted City plans and policies, and all applicable requirement in 153.057 through 153.066.*

Criteria met. Approval of the proposed Waiver does not substantially alter the character of the site or building, which was previously approved. The adaptive reuse of a historic structure is

meeting the intent of the Community Plan and BSD Code; although as with many reuse projects, unique constraints require additional flexibility in the application of numeric requirements.

- 3) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience.*
Criteria met. The Waiver request is not due solely to cost or convenience of the proposed alterations, but rather due to the unique site conditions and the need to accommodate an ADA compliant restroom.
- 4) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.*
Criteria met. The Waiver results in a building design that is of equal quality and similar character. The additions are either within the existing footprint of the building or will not be visible from the street.
- 5) *The requested Waiver is better addressed through a Waiver rather than an amendment to the requirements of this chapter.*
Criteria met. The proposal is better addressed through a Waiver due to the unique nature of the site and the building.
- 6) *The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in the BSD district.*
Criteria met. The Waiver requested does not alter permitted uses or permitted open space types.

Minor Project Review Analysis [§153.066(J)]

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*
Criteria Met. The Minor Project makes alterations to the existing building that are consistent with all applicable plans, policies, and regulations.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) *The Minor Project is consistent with the record established by the Architectural Review Board.*
Criteria Met. The proposal is consistent with the record established by the ARB and includes modest building modifications to allow for the continued use/function of the building for the Dublin Chamber of Commerce.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*
Criteria Met with Waiver. The proposal aligns with the *Historic Dublin Design Guidelines* and meets all applicable requirements Code requirement with approval of a Wavier to permit additional impervious lot coverage.

Board Order Standards of Review

- 1) *The character and materials are compatible with the context.*
Criteria Met. The proposal utilizes materials and design elements to complement the existing conditions of the site and building.
- 2) *Recognition and respect of historical or acquired significance.*
Criteria Met. The proposal is for modest updates to the Dublin Chamber of Commerce. While the historic significance of the structure is diminished due to modifications and maintenance over time, the additions are respectful and responsive to the surrounding character.
- 3) *Compatible with relevant design characteristics.*
Criteria Met. The applicant is proposing modest updates that are compatible with the existing structure.
- 4) *Appropriate massing and building form.*
Not Applicable. The proposal does not alter the mass or form of the structure.
- 5) *Appropriate color scheme.*
Criteria Met. The color scheme remains unchanged.
- 6) *Complementary sign design.*
Not Applicable. No signs are proposed as part of this application.
- 7) *Appropriate landscape design.*
Not Applicable. No landscape modifications are proposed as part of this application.
- 8) *Preservation of archaeological resources.*
Criteria Met. No archaeological resources are anticipated to be impacted by this proposal. As this is a City owned building the City will preserve any resources found as part of this process.

Alterations to Buildings, Structure, and Site

- 1) *Reasonable effort to minimize alteration of buildings and site.*
Criteria Met. The proposal is modest in nature and does not significantly alter the site or building.
- 2) *Conformance to original distinguishing character.*
Criteria Met. No modifications are proposed to the original historic structure.
- 3) *Retention of historic building features and materials.*
Criteria Met. The proposal maintains the character of the original historic structure.
- 4) *Alteration recognizes historic integrity and appropriateness.*
Criteria Met. The proposed modifications do not significantly alter the building. The character of the historic building remains unchanged.
- 5) *Recognition and respect of historical or acquired significance.*
Criteria Met. The project is respectful of the site context within Historic Dublin.

- 6) *Sensitive treatment of distinctive features.*
Criteria Met. The updates are sensitive to the existing structure.
- 7) *Appropriate repair or replacement of significant architectural features.*
Not Applicable. The proposal does not include repair of significant architectural features.
- 8) *Sensitively maintained historic building materials.*
Criteria Met. The proposal does not impact any historic building materials.

4. Recommendations

Waiver Review

Planning recommends **approval** of a **Waiver** to permit an alternative secondary material – polycarbonate panels per Zoning Code Section 153.062 — Building Type Requirements (O)(10)(2). Buildable Area – Maximum Impervious Coverage.

Minor Project Review

Planning recommends **approval** of a **Minor Project Review** with no conditions.