

## 20-175INF – TUCCI'S ADDITION

### Summary

Request for informal review and feedback for construction of an approximately 215-square-foot wine room addition for an existing restaurant.

### Site Location

The 0.23-acre site is northwest of the intersection of N. High Street and Wing Hill Lane.

### Zoning

BSD-HC: Bridge Street District – Historic Core District

### Property Owner

Thelma Hill Trust

### Applicant/Representative

Craig Barnum, CLB Restaurants

### Applicable Land Use Regulations

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

### Case Manager

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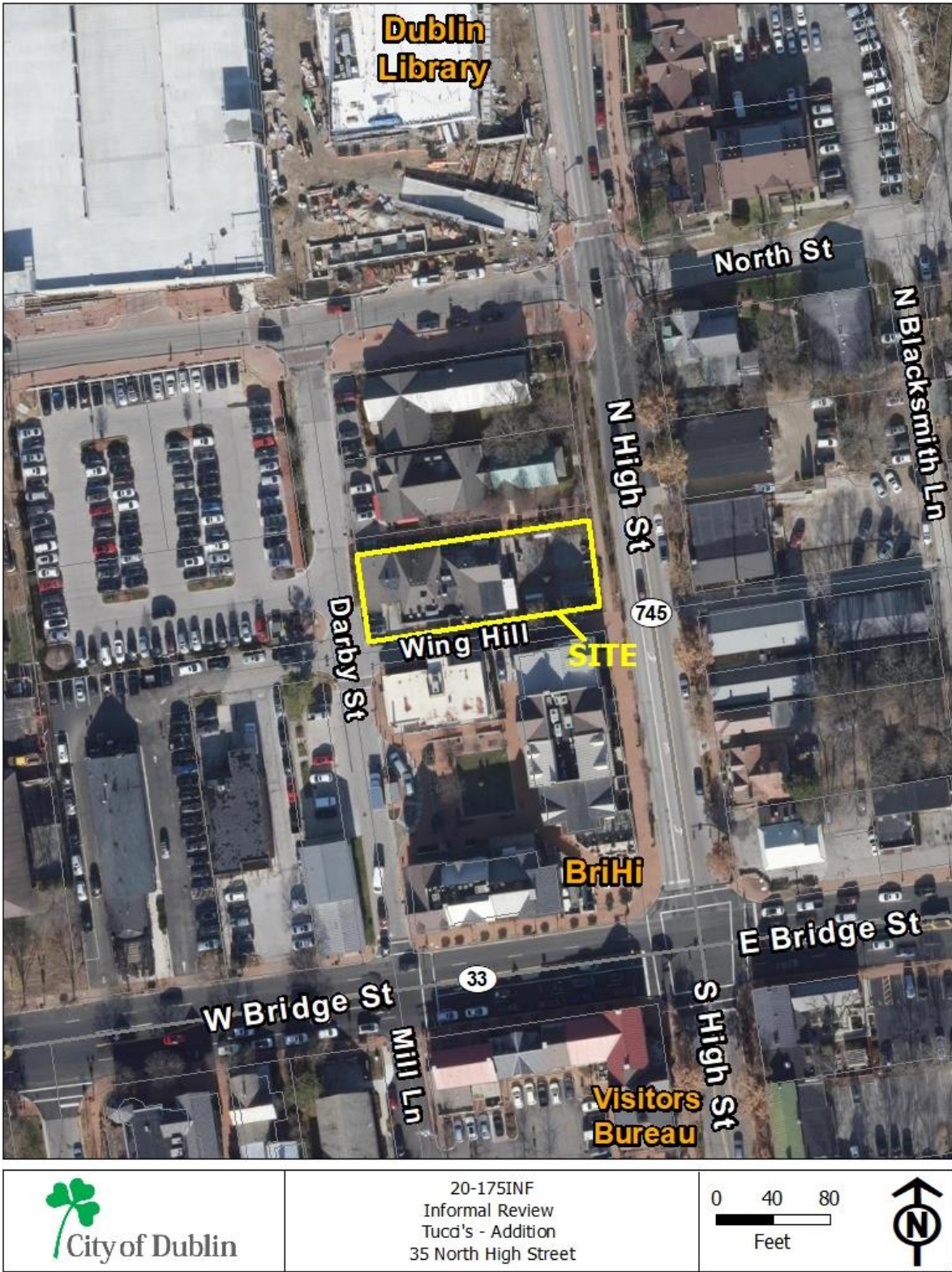
### Next Steps

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



## 2. Overview

### Background

The site is developed with a single-story building constructed in 1955 which was converted to a restaurant in 1997. The single-story restaurant building is located in the western portion of the site with a patio in the eastern portion, along N. High Street.

The existing building has an irregular footprint with an 'L'-plan cross-gable core and additions to the rear. The construction is concrete block with brick veneer along the south and east façades. A flat roof porch defines the main entry along the east façade. The architecture is vernacular in character and does not represent any single style.

### Case History

Most recently in January 2020, the Architectural Review Board (ARB) informally reviewed a separate proposal for a glass enclosed patio addition. At the time, the Board expressed concern with the proposed design, specifically questioning the compatibility with the surrounding buildings and district. The Board encouraged the applicant to investigate an alternative design. As presented, this proposal has not moved forward.

### Site Characteristics

#### *Natural Features*

The site contains trees, landscaping and a decorative metal fence with brick piers along the northern, eastern and southern edge of the patio.

#### *Historic and Cultural Facilities*

The existing structure on N. High Street was constructed in 1955. It is not located on the National Register of Historic Places, but is recommended contributing to the local Historic District as outlined in the 2017 City of Dublin Historic and Cultural Assessment. The condition of the building is noted as good. The location, feeling, setting, and association are marked as contributing to the historic integrity of the property; while the design, materials, and workmanship do not elevate the integrity of the property.

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

North: Bridge Street District, Historic Core (Commercial)

East: Bridge Street District, Historic Core (Commercial)

South: Bridge Street District, Historic Core (Commercial)

West: Bridge Street District, Historic Core (Commercial/Parking)

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

The site has frontage on N. High Street, Wing Hill, and Darby Street. A public walkway is located north of the site, providing pedestrian access from Darby Street to the public sidewalk on N. High Street. As part of this proposal the applicant would need to work with City Council to purchase a portion of the city-owned property where the pedestrian connection is located.



### *Utilities*

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

## **Code and Guidelines**

### *Bridge Street District – Historic Core*

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*.

Presently, the property is zoned BSD-HC, Bridge Street District – Historic Core. Development standards within Historic Core, including setbacks, lot coverage, and other form based regulations, are defined by the Building Types. The Historic Cottage Commercial building would be the most applicable building type to use for the proposed addition. Given the proposal, the following standards for the Historic Cottage Commercial building type would be applicable and should be considered:

- *Setbacks*
  - Side yard setback – 3 foot minimum (waiver may be required)
- *Lot/Building Coverage*
  - Building coverage – 50 percent maximum
  - Impervious lot coverage – 65 percent maximum (waiver required due to existing conditions)
  - Additional semi-pervious coverage – 10 percent maximum
- *Primary Materials*
  - Stone, brick, wood siding

### *Historic Dublin Design Guidelines*

The *Historic Dublin Design Guidelines* supplement the Code and should be considered when modifications to existing structures are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character of additions including location, mass/scale, materials, and rooflines. The Guidelines recommend additions should be located to the rear of the existing structure, and should be subordinate to the existing structure. Additionally, the Guidelines provide direction of preservation of the historic integrity of existing structures. The Guidelines note that contemporary materials should only be used in a traditional way. While continuity and compatibility with the neighborhood is expected, the Guidelines recommend avoidance of a false sense of history.

## **Proposal**

The applicant is proposing to expand the existing wine room, north of the building, with an approximately 215-square foot building addition. The applicant is requesting feedback from the Board on the proposal.

In detail, the north elevation of the building is proposed to be modified, which today is concrete block construction. The proposed architectural style of the addition is a lean-to shed roof addition clad in vertical board and batten siding painted to match the existing

structure. The conceptual elevations depict two trellis accents, and new landscaping to soften the appearance of the addition from the public walkway.

Site modifications are shown on City property. Should a formal application be pursued, the applicant will need to work with the City to purchase a portion of the property required for the addition. The pedestrian walkway and connectivity will be maintained with the proposed improvements.

### 3. Informal Review Considerations

- 1) **Does the Board support the location of the proposed addition?**  
The property is located within Historic Dublin and is zoned BSD-HC, Historic Core. The zoning district permits additions to existing buildings in compliance with the Code requirements and Historic Dublin Design Guidelines. The Board should reference the requirements and Guidelines when considering the proposal.
- 2) **Does the Board support the proposed mass and scale of the addition?**  
The Historic Cottage Commercial Building would be the most applicable building type for the proposed enclosure regarding scale, height, massing, and form, as well as the site layout and enclosure location. The Board should reference the building type requirements, along with the *Historic Dublin Design Guidelines* when considering the appropriateness of the proposed patio enclosure.
- 3) **Does the Board support the proposed character including the conceptual building materials and landscaping?**  
The BSD Code and the *Historic Dublin Design Guidelines* provide guidance about the architectural character, materials and details for additions. If the Board is supportive of the addition, the applicant requests feedback with regard to the general architectural design and the associated details.

### 4. Discussion Questions

The Informal Review provides the opportunity for feedback at the formative stage of a project. An Informal Review allows 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 location of the proposed addition?
- 2) Does the Board support the proposed mass and scale of the addition?
- 3) Does the Board support the proposed character including the conceptual building materials and landscaping?
- 4) Other considerations by the Board.