

20-164ARB-MPR – 16-22 N. HIGH STREET – SITE IMPROVEMENTS

Summary

Request for review and approval for multi-colored lights and a 6-foot tall fence on the south side of the property on the 0.26-acre site.

Site Location

Northeast of the intersection of N. High Street and Bridge Street.

Zoning

BSD-HC: Bridge Street District – Historic Core District.

Property Owners/Applicant

Eric Ward, Property Owner

Representative

Eric Ward, Property Owner

Applicable Land Use Regulations

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

Case Manager

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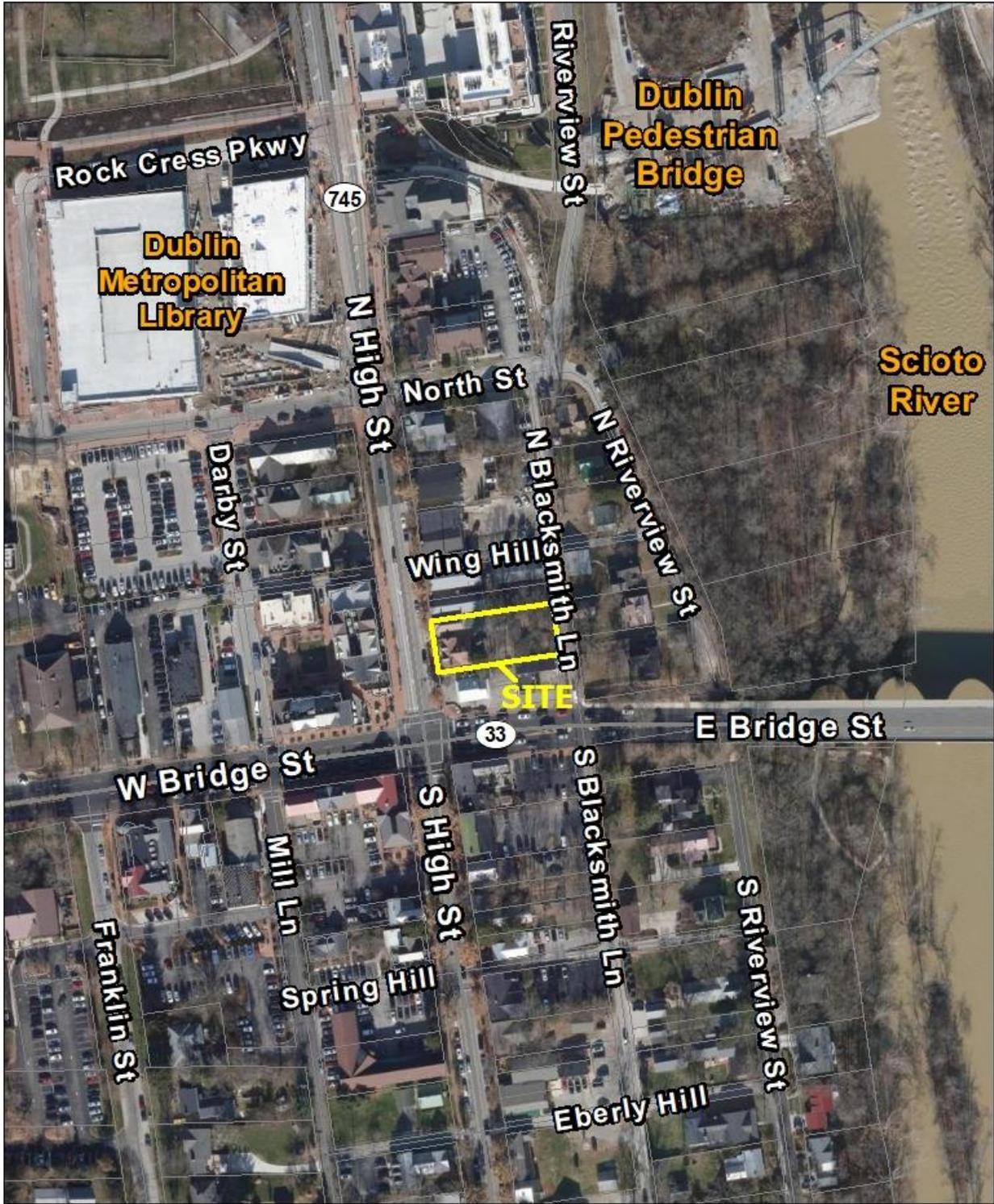
Next Steps

Upon review and approval of a Minor Project Review by the ARB the applicant may file for a Certificate of Zoning Plan Approval for the fence.

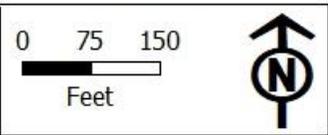
Zoning Map



1. Context Map



20-164ARB-MPR
Minor Project Review
Site Improvements
16-22 N. High Street



2. Overview

Background

The site is located northeast of the intersection of N. High Street and Bridge Street. The site is within the Bridge Street District – Historic Core District. The site contains two structures on a single .26-acre parcel. There is a surface parking lot to the rear (east) of the property accessed from N. Blacksmith Lane, and one on-street parking space along N. High Street in front of 16 N. High Street. A brick sidewalk lines the west property line along N. High Street. Between the two structures is a private alley that connects the two frontages.

In 2019, the Architectural Review Board (ARB) approved an application for site and building improvements for both buildings on the site. The building improvements that have been made include roof replacements, window/door replacements, and new exterior paint. These improvements were included in the Façade Improvement Grant the applicant was awarded to the applicant to complete the building improvements. The applicant had previously indicated their hope to apply for a second grant to help cover the site improvements. The Façade Improvement Grant has since been suspended due to COVID restrictions.

In July 2020, Code Enforcement was notified of a food trailer and additional site improvements not approved by the ARB that were located on the site. This included a food trailer that was stationed and stored on site, outdoor dining spaces, additional lighting, additional sandwich board signs, and a lattice screening fence. The applicant has worked with Staff to comply with zoning regulations and has come into compliance with items of concern. This application is a request to allow the existing string lighting and existing lattice fence to remain on the site.

Case History

2019

In September 2019, the Architectural Review Board conditionally approved site modifications and exterior modifications to both 16-22 N. High Street. The improvements approved included a roof replacement, façade improvements, window replacements, and a new brick-paved path between the buildings leading into a courtyard space to the rear of 16 N. High Street. With the approved site plan, a condition applied to the proposed lattice fencing on the site that required the applicant to update the lattice to a more durable material such as metal or cedar wood.

2012

In March 2012, the Architectural Review Board approved exterior paint modifications for 22 N. High Street.

2010

In April 2010, the Architectural Review Board approved a conditional use application for a 210-square-foot front patio space located at 16 N. High Street.

Site Characteristics

Natural Features

The site is developed and no natural features exist that would be impacted by the proposed modifications.

Historic and Cultural Facilities

16 N. High Street was listed in the National Registry of Historic Places in 1978. The Historic and Cultural Assessment of this building identifies the structure in good condition with excellent integrity

and is recommended as a contributing historic structure. Built in 1843, the stone building has a rectilinear footprint with a 1.5-story core, and a one-story addition spanning the width of the rear (east) elevation. The structure has a side-gable roof sheathed in standing seam metal, with two perpendicular gable dormers on the front (west) façade. The structure currently has a commercial use, but was originally built as a single-family dwelling.

22 N. High Street was listed in the National Registry of historic Places in 1978. The Historic and Cultural Assessment of this building identifies the structure in good condition with excellent integrity and is recommended as a contributing historic structure. Built circa 1900, the Queen Anne-style building has a rectilinear footprint, with a hipped-roof core expanding by a cross-gable over a canted bay window on the façade, and by a flat-roof component on the rear (east) elevation. The roof is sheathed in standing seam metal with a brick chimney on the north side of the building. The structure's historic use is commercial, which is consistent with the current use of the structure.

Surrounding Land Use and Development Character

North: Bridge Street District, Historic Core (Retail)
East: Bridge Street District, Historic Core (Single-Family Residential)
South: Bridge Street District, Historic Core (Restaurant)
West: Bridge Street District, Historic Core (Restaurant, Retail)

Road, Pedestrian and Bike Network

The site has frontage on N. High Street to the west. Pedestrian access is provided by a public sidewalk along N. High Street and a shared private alley between both structures, which provides access to the rear parking lot. N. Blacksmith Lane to the east (rear) of the property provides vehicular access to the property.

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 review and approval for an existing 6-foot tall wood lattice fence along the southern property line and new, changeable-color, string lighting along the private drive located between 16 and 22 N. High Street.

Historic Dublin Design Guidelines

The *Historic Dublin Design Guidelines* states that fences are appropriate for the District "...as long as they are done in designs and materials appropriate for the district" (76). The Guidelines also state the following regarding color of wooden fencing: "Always use paint or an opaque stain on wood fencing, rather than leaving it natural. If pressure-treated lumber is used for structural elements, wait six months to one year before painting or staining" (76). Additionally the Guidelines provide direction on preferred types of fences.

Details

The applicant is requesting approval for an existing 6-foot tall lattice fence that was constructed prior to obtaining approval. The fence is setback approximately 3 feet from the southern property line. Since the site predates the implementation of the BSD Code, Staff has applied the standards of the building type that most similarly represents the buildings for the site. In applying the

development standards of a Historic Cottage Commercial building type, the minimum side yard setback for the fence is 3 feet.

The fence extends approximately 48 feet along the southern property line of the site. The fence is constructed of 4-foot by 8-foot pressure-treated wooden lattice panels attached to 4-inch by 4-inch treated wood posts. The lattice is attached with exterior screws to the south side of the posts, which is visible from the properties to the south (Dominos and Bridge Street Pizza). Planning Staff recommends that the south side of the fence be finished to the same level of quality displaying a cohesive design on both sides of the fence, subject to Staff approval. An approximately 2-foot tall opening is present below the lattice.

The applicant has included reasoning for the fencing, as they have stated it is intended to screen dumpsters and car headlights that park south of the building, at Domino's and Bridge Street Pizza, as the light pollution for the headlights is inconvenient for their patrons. The screening is proposed to create a better aesthetic for patrons that are visiting the site. Additionally, photographs have been provided for the Board's consideration.

Based on the text from the guidelines, Planning is recommending that the applicant stain or paint the fencing, subject to Staff approval. Planning also recommends that the applicant secure the bottom of the existing lattice with an addition 2-inch by 4-inch wooden support, similar to what is existing at the top of the fence.

The applicant is also proposing string lights that can change colors as well as blink different colors. These lights are identical in style to the previously approved lights from September 2019 with the exception of the color. The request for these lights is to attract customers and provide a certain ambience that fits in with the Venezuelan-themed restaurant (Gardenia Market).

3. Criteria Review

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 is 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 with Conditions. The proposal is largely consistent with the record established by the ARB. However, the applicant should revise the fence plan to display a cohesive design of the fence on both sides, stain or paint the fence, and secure/finish the bottom of the fence.
- 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 HD Design Guidelines.*

Criteria Met with Conditions. The proposal is largely consistent with the requirements and recommendations of the BSD Code and HD Design Guidelines. However, the applicant should revise the fence plan to display a cohesive design of the fence on both sides, stain or paint the fence, and secure/finish the bottom of the fence.

Board Order Standards of Review

- 1) *The character and materials are compatible with the context.*

Criteria Met with Conditions. The proposal utilizes materials and design elements to complement the existing surroundings. To further the compatibility of the fence with the district, the applicant should revise the fence plan to display a cohesive design of the fence on both sides, stain or paint the fence, and secure/finish the bottom of the fence..

- 2) *Recognition and respect of historical or acquired significance.*

Criteria Met. The proposal is respectful and responsive to the context within Historic Dublin.

- 3) *Compatible with relevant design characteristics.*

Criteria Met. The proposal is compatible with the surrounding context.

- 4) *Appropriate massing and building form.*

Not Applicable. The proposal does not impact any structures located on site.

- 5) *Appropriate color scheme.*

Criteria Met with Condition. To comply with the recommendations of the HD Design Guidelines, the applicant should stain or paint the fence, subject to Staff approval.

- 6) *Complementary sign design.*

Not Applicable. No signs are proposed as part of this application.

- 7) *Appropriate landscape design.*

Not Applicable. Landscaping is not proposed.

- 8) *Preservation of archaeological resources.*

Criteria Met. There are no known archaeological resources present on the site.

4. Recommendations

Planning recommends **Approval** of the **Minor Project Review** with four conditions:

- 1) The applicant modify the south side of the fence to match the finished quality of the north side of the fence, subject to Staff approval;
- 2) The applicant stain or paint the fencing, subject to Staff approval;
- 3) The applicant finish and secure the bottom of the existing lattice with the addition of a 2-inch by 4-inch wooden support, similar to the top of the fence; and,
- 4) The applicant submit for a Certificate of Zoning Plan Approval for the fence within 90 days of ARB approval.