

20-196ARB-INF – 40 N. HIGH STREET

Summary

Request for informal review and feedback on construction of a second story addition to an existing, one-story building and a new three-story apartment building on a 0.21-acre site.

Site Location

The site is located east of N. High Street, ±125 feet south of North Street.

Zoning

BSD-HC: Bridge Street District – Historic Core District

Property Owner/Applicant

James Lapiere, DDS

Representative

Dan Morgan, AIA

Applicable Land Use Regulations

Zoning Code Section 153.070 and Historic Dublin Design Guidelines.

Case Manager

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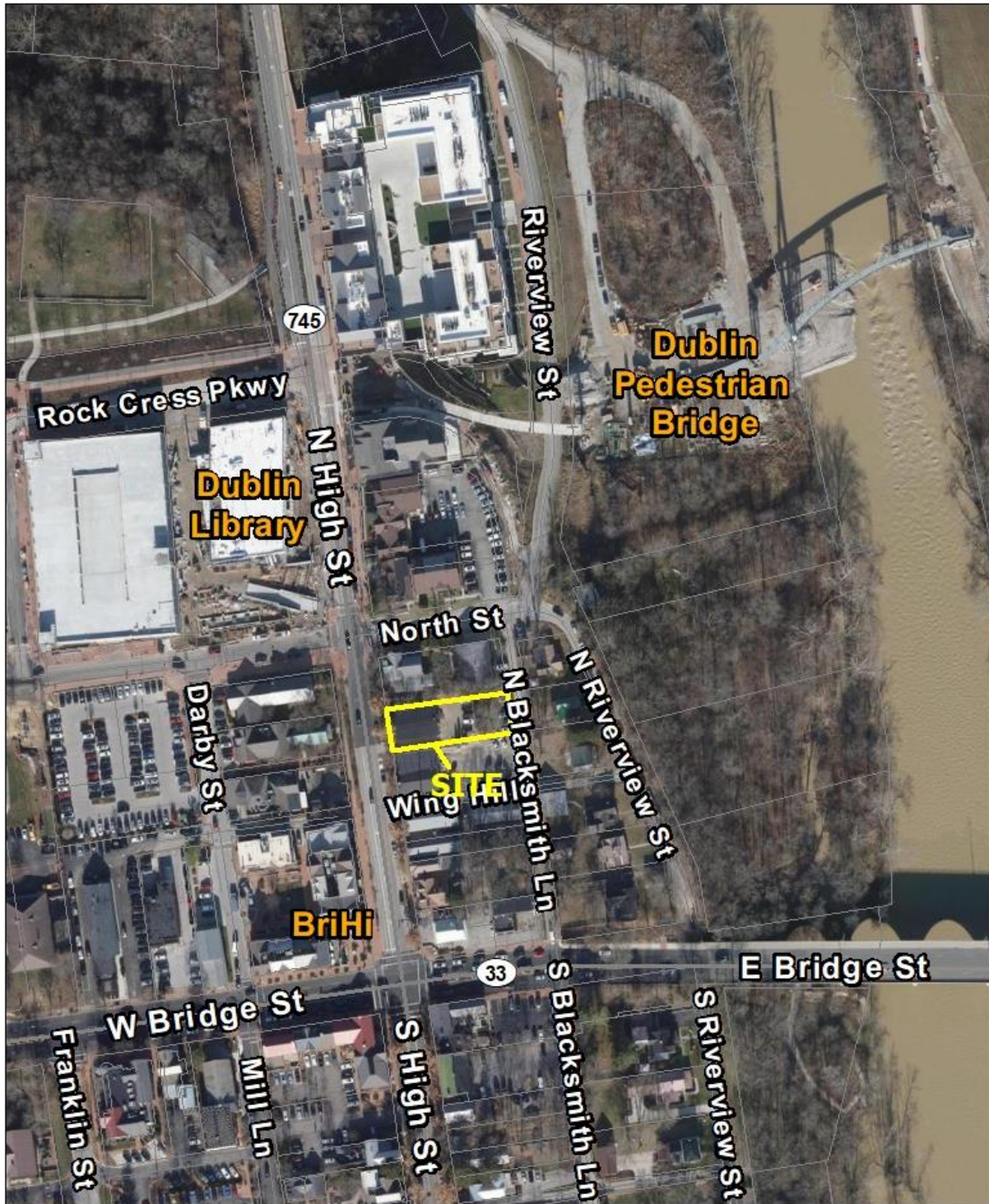
Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Concept Plan by the ARB. The Concept Plan is the first step in a three-step review process followed by a Preliminary Development Plan and a Final Development Plan.

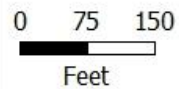
Zoning Map



1. Context Map



20-196INF
Informal Review
40 N. High Street



2. Overview

Background

The 0.21-acre site (9,148 square feet) has 57 feet of frontage along N. High Street and a lot depth of 166 feet. The site is located east of N. High Street, ±125 feet south of North Street.

Presently, the site contains a one-story, mid-century dental office built in 1956. The building is typified by its low slope front gable roof with overhanging eaves. The building is constructed of concrete block with horizontal casement windows and a recessed entrance. Greenspace is located forward of the building.

Site Characteristics

Natural Features

There is significant grade change across the site, approximately 17 feet. The office building and parking lot are located at grade with N. High Street while additional separate parking is located at grade with N. Blacksmith Lane.

Historic and Cultural Facilities

In 2017, the City of Dublin adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the existing building was found to be recommended contributing. The building is listed in good condition, and received positive integrity notes for location, setting, design, materials, workmanship, feeling and association.

A historic stone wall bisects the site north to south. The wall was originally built by the Wing family who were stone masons and for whom Wing Hill is named. A historic two-story outhouse is located along the southern boundary of the stone wall. The outhouse was originally built by Forrest Wing for his mother. The southern boundary of the wall is located along a shared property line and primarily located on 36-38 N. High Street. The outhouse sits wholly on the 36-38 N. High Street parcel. The applicant has indicated that no modification or demolition of the outhouse is proposed with this application. The applicant will need to provide a survey confirming the outhouse location should this application move forward. Additionally, the property owner at 36-38 N. High Street may need to be a joint applicant party to any future application for development that includes modifications to the stone wall.

Surrounding Land Use and Development Character

North: BSD-HC: Historic Core (Restaurant and Office)
East: BSD-HR: Historic Residential (Single-Family Residential)
South: BSD-HC: Historic Core (Retail)
West: BSD-HC: Historic Core (Office)

Road, Pedestrian and Bike Network

Presently, the site has two one-way access points. The south one-way 'in' is shared with the neighboring property to the south. The north one-way 'out' is used only by the dental office; however, may be partially located on the property to the north. Further assessment of current conditions and future co-applicants will need to be considered prior to submittal of a formal application.

Today, the driveways and parking lot access from N. High Street are gravel. An additional informal gravel parking exists along N. Blacksmith Lane. The site modifications trigger compliance with the parking standards identified in the Code. The driveway and parking lot are proposed to be paved. The driveway widths remain deficient due to the current location of the building. Additional coordination with the City Engineer is necessary should this proposal advance.

A sidewalk extends along the N. High Street frontage, which provides connectivity to the larger pedestrian and bicycle network via the Dublin Link Pedestrian Bridge.

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 District

The Bridge Street District (BSD) establishes form-based zoning regulations for the approximately 1,100-acres within I-270 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 Dublin Design Guidelines. Each zoning district permits select Building Types, which identify associated development standards. Based on the proposal, the applicable Building Type is Historic Mixed Use for the office building, and Single-Family Attached for the residential building. The Board would need to approve a Waiver to permit the Single-Family Attached should this proposal move forward.

The BSD-Historic Core zoning classification identifies permitted and conditional uses. The BSD Code permits any permitted and conditional uses that were allowed prior to rezoning to the BSD (Ord. 07-12). The existing zoning permits office and medical office, and the previous zoning permits residential structures not containing more than four dwelling units. The uses proposed with this application are permitted under these standards.

Historic Dublin Design Guidelines

The Historic Dublin Design Guidelines supplement the Code and should be considered when new structures and additions are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character of new construction and additions including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

Proposal

The applicant is requesting feedback on construction of a second story addition to an existing, one-story office building and a new three-story apartment building on a 0.21-acre site. Demolition of a portion of the historic stonewall is included with this proposal.

The applicant is seeking feedback on the general development concept. Particularly the site layout, building scale and mass, parking, and conceptual architectural character. Staff has highlighted additional items for consideration including demolition and building types.

Site Layout

The site layout is proposed largely to remain as is existing. The access and building location are proposed to be retained. Parking for the dental office is proposed to continue to be located to the rear of the structure. A new two-unit attached townhome building is proposed to be sited along N. Blacksmith Lane with separate vehicular access. As identified above, the existing historic stonewall is proposed to be modified to accommodate the proposed townhomes.

Setbacks, Lot Coverage, and Building Height

In the BSD Code, Building Types identify applicable development standards. Based on the proposal, the applicable Building Type is Historic Mixed Use for the office building, and Single-Family Attached for the residential building. A Waiver would be required to permit the Single-Family Attached building type. The Board should consider if they are supportive of this request.

The setback, lot coverage, and building height limitations are as follows:

Building Type Requirements		
Development Standard	Historic Mixed Use Requirement	Single-Family Attached Requirement
Front Required Build Zone (RBZ)	0-20 feet	5-20 feet
Side Yard Setback	0 feet	5 feet
Rear Yard Setback	0 feet	5 feet
Lot Coverage	Max. 90% (85% impervious; 5% semi-pervious)	Max. 70% (50% impervious; 20% semi-pervious)
Building Height	1.5 to 2.5 stories	1.5 to 3 stories

The existing office building with the new second story addition is compliant with the setback and building height requirements identified in the Code. Specific information regarding setbacks for the townhomes are not provided; although it appears the side yard setback may not be met. Further information would be required with a formal review. The applicant has identified the building height for the townhomes as two-and-a-half stories. Staff has determined that with the rooftop amenity deck, the true number of stories is three, which meets the building type requirements.

The applicant has evaluated the overall proposed lot coverage for the site is 85.8 percent. At this time, the distribution of pervious and impervious coverage are not identified. Lot coverage requirements vary by building type as specified above. Staff anticipates that, based on the land area dedicated to each building type, a Waiver may be required; however, it is unclear at this time. Additionally there may be viable design solutions to add semi-pervious area resulting in a compliant condition.

Parking

Required vehicle parking is determined by use. For Medical Office and General Office, 2.5 parking spaces/1,000 square feet is required. For Dwelling, Townhouse, 2 parking spaces/dwelling unit are

required. On street parking wholly in front of the property may be counted to meet the parking requirement.

Presently, the site does not contain any formal parking spaces as it is not paved. With paving of the parking area, 5 spaces including an ADA accessible space plus one on-street space are provided for the medical office/general office building. An additional 4 parking spaces (2 per dwelling unit) are provided for the townhomes. A total of 10 parking spaces are proposed to be provided where 18 would be required. The Board is asked to consider if they would approve a Parking Plan to permit a reduction in on-site parking given the proximity to the public parking garage and Darby surface parking lot.

Buildings and Architecture

The applicant has provided proposed building massing and inspirational architectural character for the Board's consideration.

The proposed concept builds on the existing structure by creating a two-story stair tower entrance providing access to a new second story addition. The second story extends over the parking area, creating a cantilevered appearance supported by structural beams. The second story will accommodate additional general office uses.

Two attached townhomes are proposed to be constructed along N. Blacksmith Lane. The proposed townhomes are depicted as a tiered three-story mass. The design uses the garage to provide additional separation from N. Blacksmith Lane by prioritizing the one story form.

The applicant has indicated that the proposed architectural character would take cues from the mid-century lines of the existing structure in an attempt to not apply a false history to the building or site.

While no elevations, materials, or details are provided, the applicant has indicated a desire to apply a Usonian aesthetic, which most often emphasizes horizontal geometric forms and warm, natural exterior materials to blur the line between indoors and outdoors. Together the inspiration images identify elements that a future design could incorporate, but are not intended to stand alone.

3. Informal Review Considerations

1) **Does the Board support partial demolition of the historic stonewall?**

Demolition of all structure including building and walls falls under the purview of the ARB. The Historic and Cultural Assessment identifies the existing structure as recommended contributing. Specific consideration of the stone wall is not included in the review. However, it is important to note, the stone wall was originally built by the Wing family who were stone masons and for whom Wing Hill is named.

2) **Does the Board support a Waiver to permit the Single-Family Attached building type?**

The BSD Code identifies zoning districts and each district specifies permitted building types. The building types are permitted based on character of the area and permitted uses. While the Single-Family Attached building type is not permitted, it is the most applicable building form for the proposed townhome use. The applicant could conceivably apply a permitted

building type although the result may require additional Waivers to development standards. The Board should consider the intent of the district in consideration the proposal.

3) Does the Board support a Parking Plan to permit 10 parking spaces where 18 are required?

The BSD Code requires the number of vehicle parking spaces based on use. Given the combination of medical office, general office, and townhome uses, the site is required 18 parking spaces where 10 are able to be accommodated. The Board is asked to consider if they would support a deviation from the requirement given that some parking is accommodated on site and additional public parking is provided throughout the district.

4) Does the Board support the proposed site layout?

The property is zoned BSD-HC, Historic Core. The zoning district permits additions to existing buildings and new construction in compliance with the Code requirements and Historic Dublin Design Guidelines. The Board should consider the existing site layout and surrounding context in review of the proposal.

5) Is the Board supportive of the mass and scale of the building addition and new townhomes?

The Historic Dublin Design Guidelines provide recommendations regarding the overall character, building mass, scale, and height. Height should be compatible to surrounding buildings within the neighborhood and should be compatible with the neighborhood. The Board is asked to reference the Historic Dublin Design Guidelines and the development standards listed in the Zoning Code in considering this proposal.

6) Is the Board supportive of the conceptual architectural character?

The BSD Code and the Historic Dublin Design Guidelines provide guidance about the architectural character. Specifically the Guidelines identify that "The most appropriate designs for new buildings take account of the context and make an effort to respect it and fit in visually (70)." The Board is asked to provide feedback with regard to the conceptual architectural character as it relates to the established architectural character of the existing building, and of the surrounding buildings.

4. 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 proposal. Planning recommends the Board consider:

- 1) Does the Board support partial demolition of the historic stonewall?
- 2) Does the Board support a Waiver to permit the Single-Family Attached building type?
- 3) Does the Board support a Parking Plan to permit 10 parking spaces where 18 are required?
- 4) Does the Board support the proposed site layout?
- 5) Is the Board supportive of the mass and scale of the building addition and new townhomes?
- 6) Is the Board supportive of the conceptual architectural character?
- 7) Other considerations by the Board.