

20-218ARB-INF – 87 S. HIGH STREET

Summary

Request for informal review and feedback to demolish a detached structure, modify an existing building, and construct a two-story, 2,000 square-foot addition on a 0.11-acre site.

Site Location

The site is located northwest of the intersection of S. High Street and Pinneyhill Lane.

Zoning

BSD-HS: Bridge Street District – Historic South District

Property Owner/Applicant

Shannon Hospel

Representative

John Staudt - RA, NCARB

Applicable Land Use Regulations

Zoning Code Section 153.070 and Historic Dublin Design Guidelines.

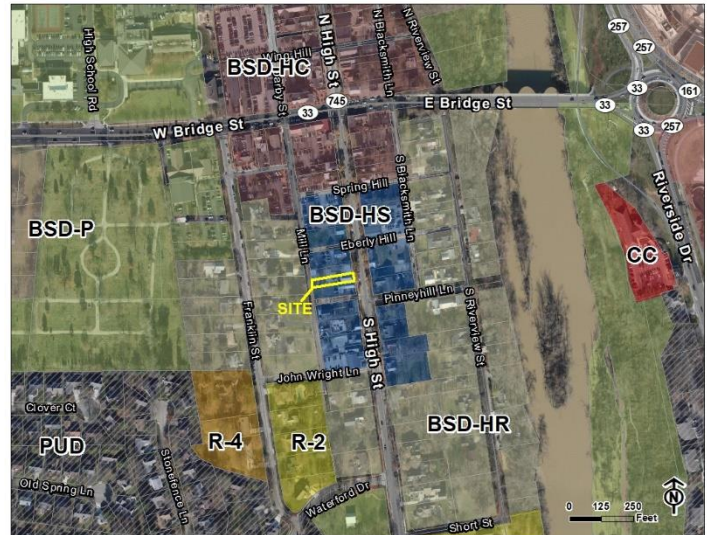
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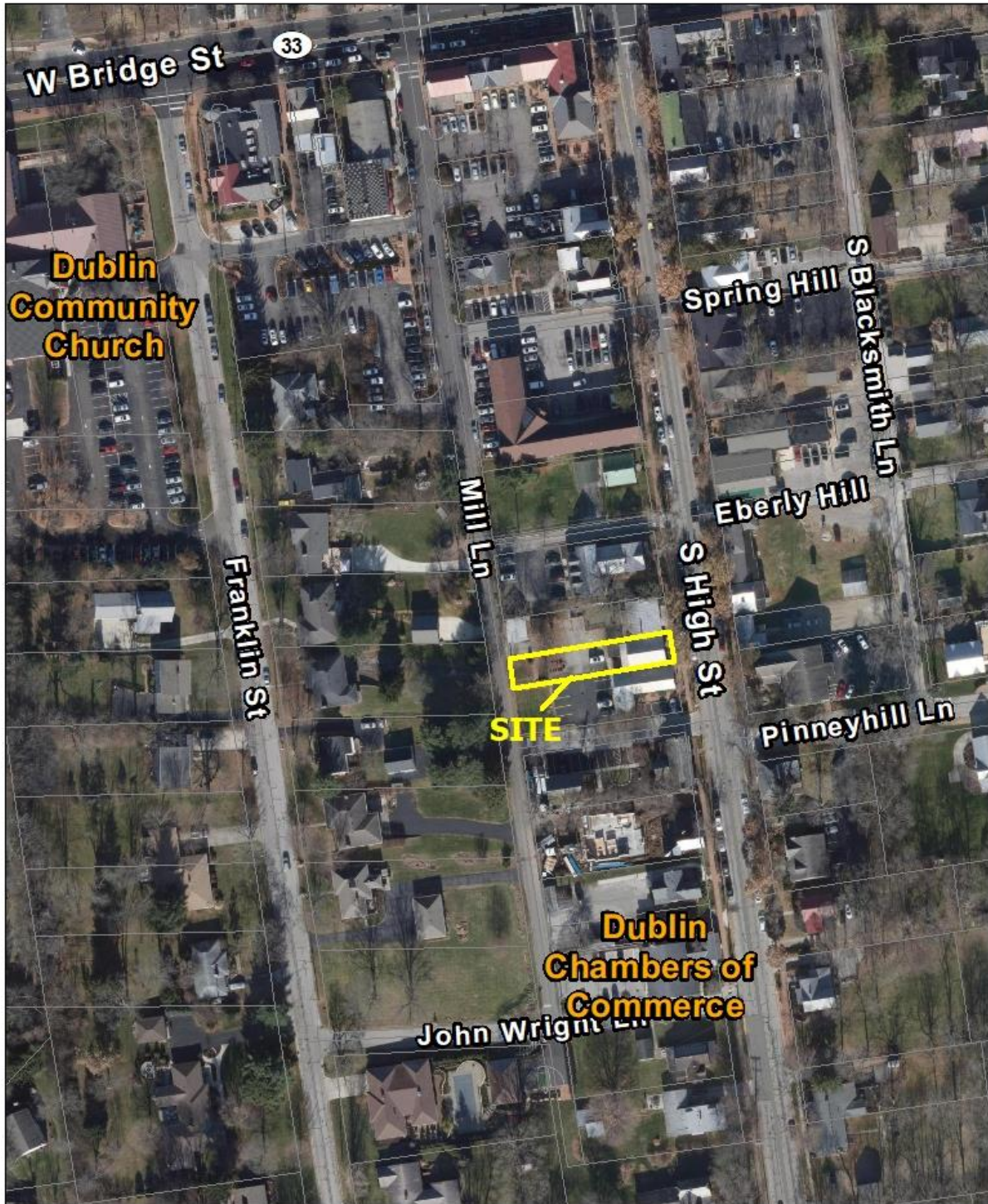
Next Steps

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.

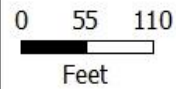
Zoning Map



1. Context Map



20-218INF
Informal Review
87 S. High Street



2. Overview

Background

The 0.11-acre site has 30 feet of frontage along S. High Street and a lot depth of approximately 165 feet. The site is located northwest of the intersection with Pinneyhill Lane.

Presently, the site contains a rectilinear one-and-one-half-story Greek revival building constructed Ca. 1840. The structure has a simple front gable roof with a standing seam metal material. The structure is supported by a stone foundation.

Site Characteristics

Natural Features

The site does not contain any significant natural features.

Historic and Cultural Facilities

In 2017, the City of Dublin City Council 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 structure on this site was found to be listed on the Ohio Historical Inventory (OHI), and determined to be recommended contributing. The existing structure is listed in good condition, and received positive integrity notes for location, setting, design, materials, workmanship, feeling and association. The assessment makes note of the shed at the rear of the property, but does not describe its significance to the site.

Surrounding Land Use and Development Character

North: BSD-HS: Historic South (Commerical/Office)
East: BSD-HS: Historic South (Commercial/Office)
South: BSD-HS: Historic South (Commercial/Office)
West: BSD-HR: Historic Residential (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. High Street. A sidewalk extends along the S. High Street frontage. Vehicular access is provided via two access points into a shared parking lot behind the sites located at 83-91 S. High Street. One access point is via Mill Lane, the other from Pinneyhill Lane.

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 South 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. The Historic South district is not subject to any neighborhood standards. The Historic South district permits only two building types: Single-Family Detached and Historic Cottage Commercial. The applicant has indicated the use is 'Live-Work', which is permitted; and the building type is Historic Cottage Commercial.

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 a proposal to demolish a detached structure, modify an existing building with an addition, and construct a two-story, 2,000 square-foot addition on a 0.11-acre site.

Today, the site contains an existing structure and detached shed on the eastern third of the site. A joined parking lot, which accesses the sites immediately to the north and south, encompasses the middle third of the site. The western third of the site contains a small grass lawn and landscaping.

Demolition

To accommodate the proposed development, consideration of full/partial demolition of two existing structures is required. The request is to allow for the demolition of an attached, lean-to shed roof building addition at the rear of the existing structure. Also requested is the demolition of a detached shed immediately behind the existing structure. Both are clad in the same horizontal wood plank material as the existing structure. The detached shed structure has what appears to be a small brick chimney. The shed is mentioned in the Historic and Cultural Assessment for the site but its significance, if any, is not described in detail. The Board should consider whether the demolition of these structures is appropriate.

Site Layout

Should the Board support demolition, the applicant is proposing to construct an addition to the existing historic structure with a single-story connector joining the historic structure to a larger two-story addition to the rear of the property. The two-story addition contains a two-car garage with driveway accessing Mill Lane. The applicant is also proposing a courtyard immediately north of the single-story connector, between the addition to the existing historic structure and the larger addition to the rear.

The proposal includes removing the parking lot connection between the properties located at 83-91 S. High Street, and re-establishing 87 S. High Street as an insular site. This vacation of the private shared parking and cross-access agreement will ultimately impact the neighboring properties, particularly their ability to provide adequate parking. Should the applicant move forward with a formal application, they will need to demonstrate that the surrounding properties will continue to meet, or have the ability to meet, all parking requirements. Additionally, the applicant will be responsible for restoring neighboring parking areas with a finished curb adjacent to the site.

This proposal most closely aligns with the Historic Cottage Commercial Building Type in the BSD Code, which is one of two permitted building types in this zoning district. Minimum required side yard setbacks are three feet, which the existing structure and addition appear to meet. A maximum of 65-

percent impervious lot coverage is permitted, with an additional 10-percent permitted for semi-pervious coverage. The applicant has provided initial estimates for lot coverage. Further analysis will be required to determine whether a Waiver will be required with a future formal application.

Scale, Mass, and Height

The proposal is for a large, multi-part addition to an existing, approximately 936-square-foot, one-and-one-half-story building. The addition consists of three parts: 1) a 327-square-foot addition to the rear of the existing historic structure; 2) a 143-square-foot connector providing access between the east and west additions; and, 3) an approximately 2,000-square-foot, two-story addition at the rear of the property. The existing structure is approximately 26 feet wide.

The applicant is proposing that the addition be 24 feet in width to create a visual break in the historic portion of the home and the addition, as well as to give the perception that the addition is subordinate to the historic structure.

The height of the existing historic structure is approximately 20 feet from established grade to the peak of the roof. Both the addition to the historic structure and the connector are shorter than the historic building, although by how much is unclear. The proposed height of the two-story rear addition is approximately 22'-8", measured in the same manner. Per Code, these heights are measured incorrectly and should be corrected should this return to the ARB.

The Guidelines recommend the overall character of additions, including location, mass, scale, height, materials and rooflines be subordinate to, and preserve the integrity of, the existing structure. The applicant requests that the Board provide feedback on these items for consideration.

Architectural Details

1) East Elevation – S. High Street

The east façade of the proposal is to remain largely unchanged. This portion is the historic portion of the structure, and the applicant has committed to minimally altering this elevation. However, the applicant is proposing some modifications.

First, the applicant is proposing to remove the double-hung window on the left side of the elevation and replacing it with a window to match the existing window on the right side of the elevation. The applicant is also proposing to replace the existing doors with new glass panel doors. Finally, the applicant is proposing to replace the existing lighting fixtures with new fixtures. Final manufacturer details and product specifications will be necessary should this project move forward with a formal application.

2) North Elevation – Side yards

The north elevation contains two prominent forms, which form the overall building; a front gable facing S. High Street, and a front gable facing Mill Lane. From east to west, the elevation contains a front porch on the historic portion of the building, closest to S. High Street. The historic one-and-one-half-story structure follows, which is clad in horizontal wood plank and sheathed in a metal standing seam roof. There are three windows on the north elevation of this portion of the building.

Moving west, the applicant is proposing a rectangular addition to the rear of the historic structure, primarily constructed of brick. This portion of the addition is shorter than the existing structure, and less wide as well. This portion of the addition is painted white, and is sheathed in a metal standing seam to match the existing. A large stone chimney is proposed on this portion of the elevation, protruding above the roofline. Moving west, there is a shorter stone wall proposed, which will ultimately allow for privacy within the proposed courtyard area between the three parts of the addition. Another stone chimney is proposed in this area, and the top of the connector addition is visible over the stone wall.

Further west, the applicant is proposing a large, two-story brick addition. The addition is a front gable form with a large shed dormer opening to the north. There are two windows proposed on the first floor of this portion of the addition, which allow light into the two car garage. Like the smaller addition to the east, this portion will also be painted white and sheathed in a metal standing seam roof.



Proposed North Elevation

2) South Elevation – Side yard

The south elevation contains many of the same elements of the north elevation. Moving east to west, the existing historic structure contains three windows; two double-hung windows and a clearstory window. The front porch is also visible on this elevation. The single-story connector piece is shown on this elevation and is clad in stone to match the chimneys on the north elevation. The single story addition peaks above the connector piece on this elevation, as well.

Moving west, the elevation transitions from the connector piece to the two-story brick addition to the rear of the property. Like the north elevation, the south elevation contains a large shed dormer. This elevation contains a series of windows and a single doorway entry. Landscaping in the form of small bushes and evergreen trees is depicted along both the north and south elevations.



Proposed South Elevation

3) West Elevation – Rear yard

The west elevation contains two, single-car overhead garage doors. The proposed garage doors are a traditional style, with windows. The garage doors are painted black to match the window casements on the additions and the roof. Two light fixtures are proposed on this elevation, one above each overhead door. A ganged, double-hung window is proposed on this elevation, centered above the two garage doors. The shed dormers on the north and south sides of the rear addition are visible on this elevation.

3. Informal Review Considerations

1) **Does the Board support demolition of the detached shed, and demolition of an addition to the historic structure?**

The property is located within Historic Dublin and is zoned BSD-HS, Historic South. The Historic and Cultural Assessment identifies this property as contributing to the Historic District. The Board is asked to reference the requirements listed in Zoning Code Section 153.176 when considering this request.

2) **Does the Board support the proposed height, scale and massing of the addition?**

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 Zoning Code Section 153.063(B) in considering this proposal.

3) **Is the Board supportive of a potential Waiver to lot coverage requirements?**

The BSD Code permits a lot coverage of 65-percent for impervious surfaces, and an additional 10-percent for semi-pervious surfaces. While more research needs to be done to confirm the proposed lot coverage, it is possible that the applicant will exceed permitted lot coverage requirements. The Board is asked to provide feedback with regard to the issue of lot coverage.

4) **Does the Board support the conceptual architecture, exterior materials and material transitions?**

The Historic Dublin Design Guidelines provide guidance about materials and details for new construction and additions. The majority of buildings in Historic Dublin incorporate traditional building materials including brick, stone, and wood. The majority of buildings in the district are of a vernacular style with a limited material palette and simple material transitions. The Board is asked to provide feedback with regard to the material application and transitions.

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 demolition of the detached shed, and demolition of an addition to the historic structure?
- 2) Does the Board support the proposed height, scale and massing of the addition?
- 3) Is the Board supportive of a potential Waiver to lot coverage requirements?
- 4) Does the Board support the conceptual architecture, exterior materials and material transitions?
- 5) Other considerations by the Board.