

21-100ARB-INF – FAIRY GARDEN

Summary

Site modifications for an open space (fairy garden) associated with an existing commercial building on a 0.15-acre site.

Site Location

The site is east of N. High Street, ±175 feet north of the intersection with Bridge Street.

Zoning

Historic District, Historic Core District

Property Owner

25 NORTH CO LTD

Applicant/Representative

Enas Lanham, Dublin Toy Emporium

Applicable Land Use Regulations

Zoning Code Section 153.176 and the Historic Design Guidelines

Case Manager

Nichole M. Martin, AICP, Senior Planner
(614) 410-4635
nmartin@dublin.oh.us

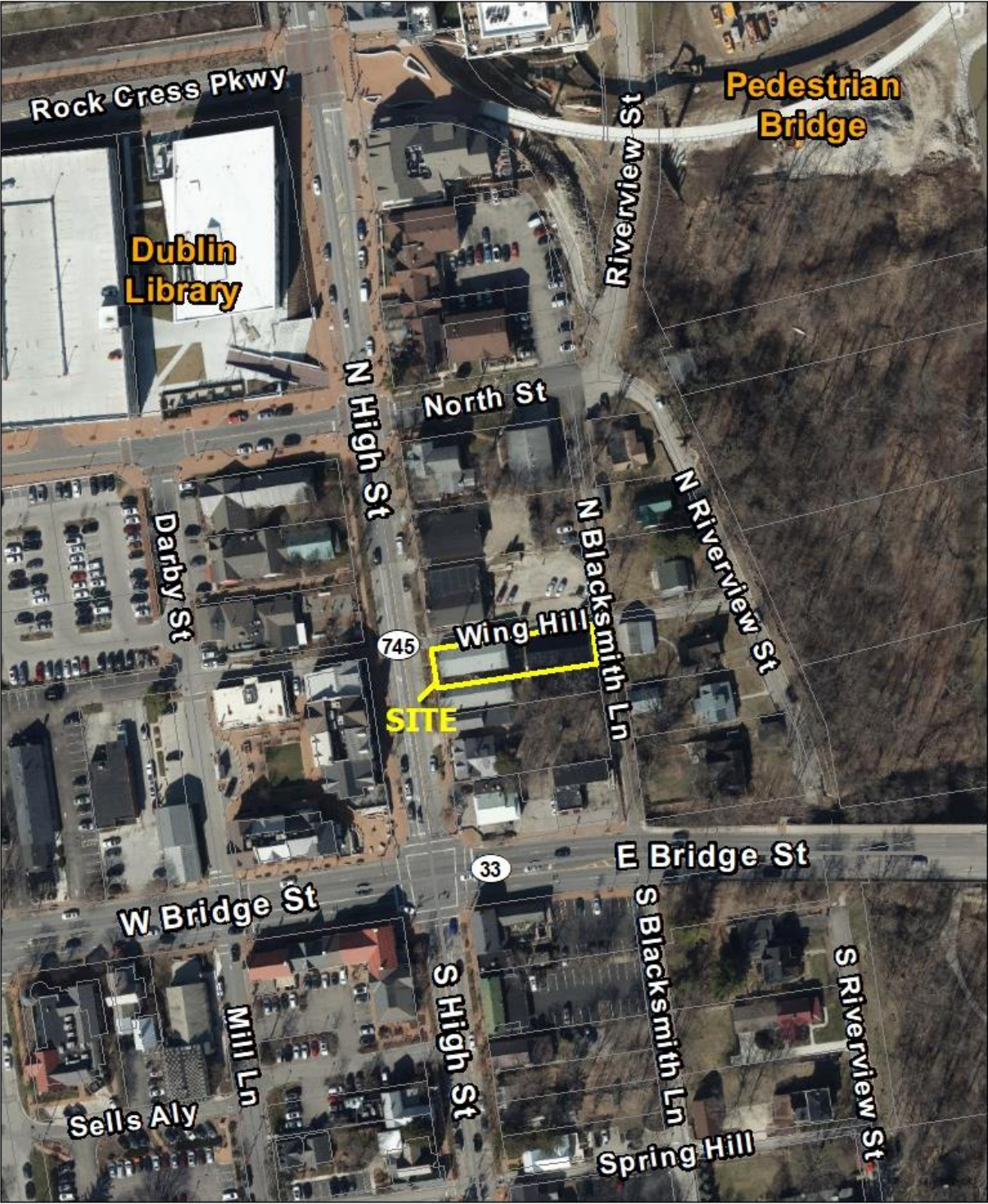
Next Steps



Subsequent to informal review and feedback, the applicant may apply for a Minor Project to be considered by the Architectural Review Board (ARB).

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-090MPR Minor Project Review Dublin Toy Emporium 28 North High Street</p>	<p>0 55 110 Feet</p> 
---	--	--

2. Overview

Background

This is a proposal for landscape modifications for an existing, unimproved, open space located between 24 and 28 N. High Street and associated with the Dublin Toy Emporium, which operates at 28 N. High Street.

The site contains a one-story building that was originally built in 1960 but underwent renovations in 2001. The building has a front-gable roof with asphalt shingles. The structure is concrete block construction with a brick façade. The front door is centrally located on the west façade with a window on either side.

There is an open area south of the building, which is proposed to be reimagined as a fairy garden. The space is defined by the concrete block walls of 24 and 28 N. High Street. Today, the space is occupied with gravel and other debris.

A paved parking area is located to the east (rear) of the building accessible from Wing Hill, and a large detached accessory structure, constructed of concrete block, is farther to the east, accessible from N. Blacksmith Lane.

Case History

In November 2018, the Architectural Review Board (ARB) approved a projecting sign for the Dublin Toy Emporium. At the time, the tenant was permitted to retain an existing illegal sign for a period of one year at which time the tenant was required to update the sign to align with all the requirements of the Code including material, routing, and colors. The tenant has fulfilled this requirement.

Site Characteristics

Natural Features

The site contains a significant grade change from west to east. The site is developed and contains no other significant natural features.

Historic and Cultural Facilities

The site is located within the Historic District and is recommended contributing to the local district due to the location, design, setting, materials, workmanship, feeling, and association.

Surrounding Land Use and Development Character

North: HD-HC: Historic Core (Commercial)

East: HD-HR: Historic Residential (Single-Family Residence)

South: HD-HC: Historic Core (Commercial)

West: HD-HC: Historic Core (Commercial)

Road, Pedestrian and Bike Network

The site has frontage on N. High Street (± 40 feet). Sidewalks are located on the east and west sides of N. High Street. The site has approximately 165 feet of frontage along Wing Hill and 40 feet of frontage along N. Blacksmith Lane.

Code and Guidelines

Historic District – Historic Core District

The Historic District Zoning Code establishes development regulations for the properties located within Historic Dublin and outlying properties identified on Appendix G. Commercial landscaping falls under the purview of the ARB.

The property is zoned HD-HC, Historic Core District. The intent of the Historic Core District, as outlined in the HD Code, is to “focus on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles.” Within HD-HC maximum lot coverage, inclusive of masonry landscape elements, is limited to 85 percent. The required side yard setback is zero feet in the HD-HC District. The landscape requirements of the Standard Zoning Code apply unless specifically altered by the ARB landscape requirements. Section 153.135(C) prohibits artificial plant material.

Historic Design Guidelines

The Historic Design Guidelines supplement the Code and provide Site Design recommendations. The Guidelines recommend that the open space areas throughout the District are preserved, plant materials provide year round color, and building foundations are softened with plantings.

Proposal

The proposal is to utilize an existing, vacant open space within Historic Dublin as a fairy garden. The proposal is intended to complement the adjacent toy store as well as the ‘Irish Fairy Door Trail’ promoted by Visit Dublin (formerly the Convention and Visitors Bureau).

The area, located south of the building at 28 N. High Street, is approximately 275 square feet in size. The area is defined by the concrete block walls of the surrounding structures. A glass block window is located on the north and east walls of the courtyard.

The proposed improvements include a concrete paver path (stepping stone mold) that provides access from the sidewalk into the space. The path terminates in a bulb at the center of the courtyard, which is anchored by a circular, wrought-iron bench (Ally Darling, rustic brown) surrounding a small tree. Mulch is proposed as the primary ground cover for the remainder of the courtyard. A three-foot tall wrought iron fence with hairpin and finial detail (A Rustic Garden, unfinished) provides separation between the sidewalk and the fairy garden. The walls are proposed to be covered in artificial ivy privacy screens (DearHouse). The space is accented with festoon lighting, wood stumps, river rocks, planters, succulents, and fairy houses.

3. Discussion Questions

1) Does the Board support activating open space in Historic Dublin?

The diversity of open space types, including size and character, contributes to the fabric of Historic Dublin. The Historic Dublin Task Force, as part of their efforts, identified a need to preserve the unique characteristics of Historic Dublin and to build on community assets like natural features and open spaces. Establishing usable open space areas is one way to further that goal.

2) Is the Board supportive of the proposed landscape modifications?

Commercial landscape design falls under the purview of the ARB. The ARB is charged with maintaining and improving the existing aesthetic of commercial landscaping throughout the District, in keeping with the established character. Artificial plant material, while employed on a limited basis by some small business owners in Historic Dublin, is a prohibited plant material in the Zoning Code. The Board is asked to consider the appropriateness of the proposed landscape modifications.

3) Is the Board supportive of the proposed design details including plant, fence, and accent materials?

The applicant has included conceptual material selections including pavers, mulch, planters, fencing, lighting, wood stumps, river rocks, planters, succulents, and fairy houses. Additional detail, including a scaled landscape plan, is required with a future application submittal. Further the applicant will need to obtain written consent from the adjacent property owner at 24 N. High Street. The Board should consider if landscape accents are appropriate to the area and complementary to the overall design.

4) Other considerations by the Board.

4. Recommendation

An Informal Review provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Architectural Review Board to provide feedback to an applicant regarding the intended land use and development pattern.

Planning recommends the Board consider this proposal with respect to the proposed landscape modifications, specifically:

- 1) Does the Board support activating open space in Historic Dublin?
- 2) Is the Board supportive of the proposed landscape modifications?
- 3) Is the Board supportive of the proposed design details including plant, fence, and accent materials?
- 4) Other considerations by the Board.