

21-175ARB-CP – 36-38 N. HIGH STREET

Summary

Request for review and approval of a Concept Plan for the construction of a ±5,400-square-foot mixed-use building and a ±3,200-square-foot, two-unit residential building on a 0.25-acre site in Historic Dublin.

Site Location

Northeast of the intersection of N. High Street with Wing Hill Lane.

Zoning

HD-HC, Historic District – Historic Core District

Property Owner

Ralco Properties, LLC.

Applicant/Representative

John Fleming, Lai Architects

Applicable Land Use Regulations

Zoning Code Sections 153.176 and the Historic Design Guidelines.

Case Manager

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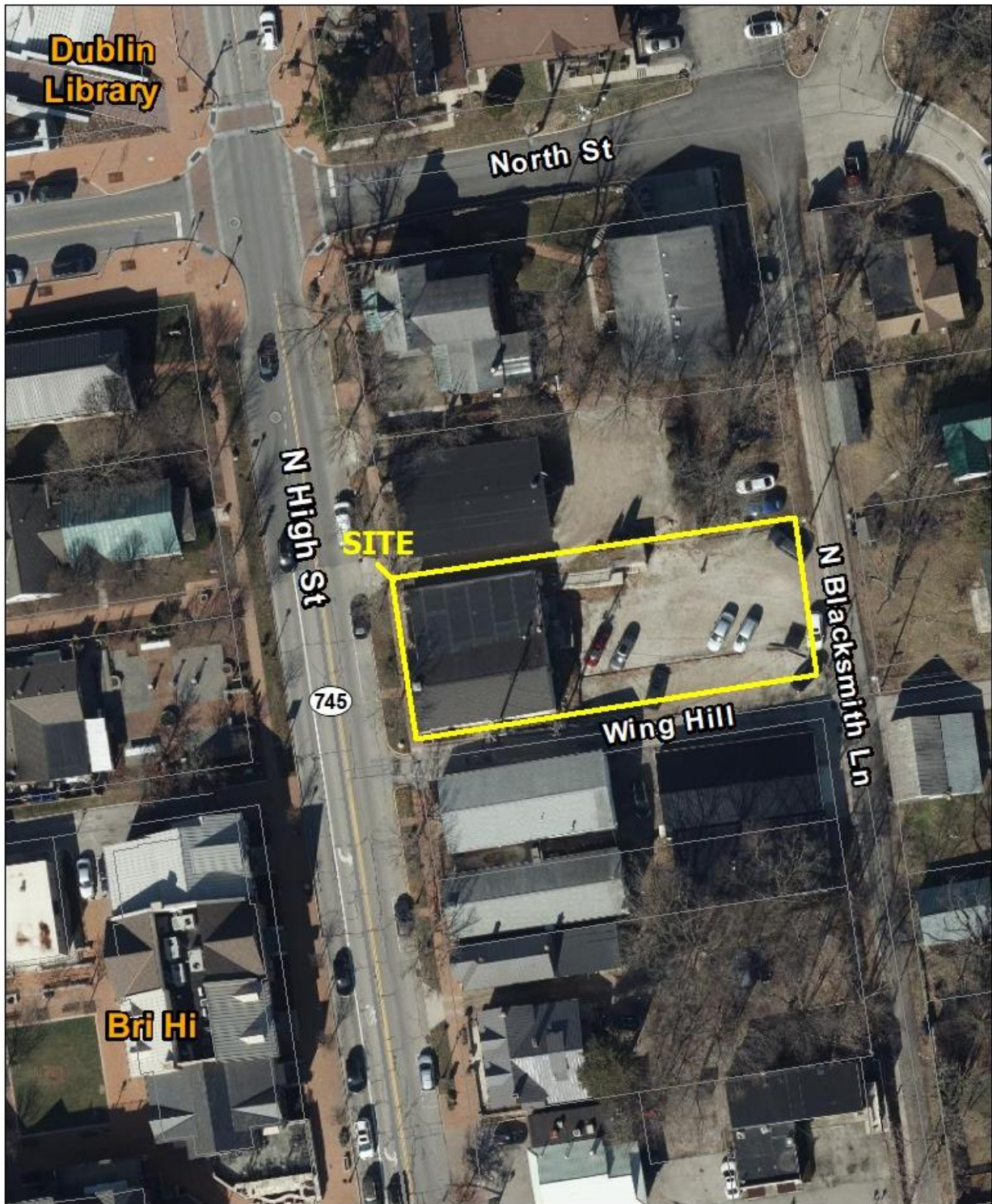
Next Steps



Upon review and determination of the Concept Plan by the Architectural Review Board (ARB), the applicant is eligible to file a formal application for a Preliminary Development Plan.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-175CP Concept Plan 36-38 N. High Street</p>	<p>0 20 40 Feet</p> 
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2. Overview

Background

The Architectural Review Board reviewed and provided non-binding feedback on an Informal Review at the October, 2021 meeting. The Board appreciated that the plan retained the stone wall and privy, as well as a view shed to the wall and privy from the right-of-way. The Board generally supported the proposed site plan. Members expressed mixed opinions regarding the height and massing, with some suggesting the mixed-use building should be shorter. The architecture was generally well-received, particularly the stone portions of the building. Members were generally supportive of a reduction in parking for the site.

The 0.25-acre site has ±65 feet of frontage along N. High Street and N. Blacksmith Lane, as well as ±125 feet of frontage on Wing Hill Lane.

Presently, the site contains a single-story commercial building built in 1960. The building is typified by its two distinct sections, one with a front gable, porch and brick façade, and one with a flat roof and concrete block façade.

Site Characteristics

Natural Features

The site is developed and no natural features exist that would be impacted by the proposed modifications. The site contains a significant negative change of grade from west to east.

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 commercial buildings. As part of the assessment, the existing building was recommended as contributing. The building was listed in good condition, and received positive integrity notes for location, setting, design, feeling and association. The building received negative integrity notes for workmanship and materials.

The single-story building, built in 1960, is a vernacular commercial building with two distinct sections. The south building section at 36 N. High Street has a front gable roof, front porch, and is clad in brick on the west elevation (facing N. High Street). The north building section at 38 N. High Street has a flat roof and concrete block exterior walls. East of the building is a two-story stone privy, constructed ca. 1934, as well as portions of a larger stone wall system that extends to the property to the north (40 N. High Street).

Surrounding Land Use and Development Character

North: Historic District – Historic Core District (Commercial)

East: Historic District – Historic Residential (Residential)

South: Historic District – Historic Core District (Commercial)

West: Historic District – Historic Core District (Commercial)

Road, Pedestrian and Bike Network

The site has frontages along N. High Street to the east, Wing Hill Lane to the south, and Blacksmith Lane to the east. Pedestrian access is provided by a public sidewalk along N. High Street.

Code and Guidelines

Historic District – Historic Core

On February 22, 2021, City Council approved amendments to the Architectural Review Board (ARB) section of the Zoning Code, which removed the Historic District from the Bridge Street District and established updated zoning requirements. March 23, 2021 was the effective date of this Ordinance and all applications are subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Zoning Districts to Historic Zoning Districts.

The intent of the Historic Core, as outlined in the Code, is to “ensure sensitive infill development”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height, while the Guidelines provide recommendations on implementation of the Code, including preservation of historic and cultural resources. All historic structures that are within Historic Dublin require the review and approval of the ARB to make modifications. Furthermore if demolition is proposed, the ARB is the determining body on the appropriateness of the request.

Historic Design Guidelines

The guidelines provide guidance on best practices for rehabilitation and new construction. Specifically for new construction, the guidelines recommend:

- A. New construction should not be a replica of historic buildings, but also should not be taken to the extreme of modern architecture.
- B. New construction should be similar to existing contributing buildings in the District. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share the underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.
- C. Buildings should be sited sensitively to the varying topography of the District and established grade of the site, and should be sited similarly to placement, setbacks, and orientation of surrounding buildings.

Additionally, the guidelines state the following about recommended contributing structures:

"The emphasis for contributing buildings is preservation and rehabilitation. These are buildings that contribute to the historic value of the district and in fact, were important to the Federal designation of the National Register district and/or individual property listings. Maintaining or restoring the historic integrity of contributing buildings is the highest policy objective of these Guidelines.

Contributing buildings and cultural resources within the Historic District are defined as adding to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the Historic and Cultural Assessment. Buildings and resources are designated contributing for a variety of reasons including National Register eligibility, period of significance, and sufficient integrity."

Review Process

A Concept Plan is required where projects exceed the criteria for Minor Projects, meaning commercial building additions expanding the gross floor area by more than 25% or more than 1,500 square feet, whichever is less. This request falls into this category. It is the first, binding, formal step before Preliminary Development Plan and Final Development Plan. The purpose of the Concept Plan is *"to provide a general outline of the scope, character, and nature of the proposed development..."* consistent with all related documents, as described within this report.

Proposal

The proposal is for the demolition of an existing single-story, recommended contributing structure, and future construction of a two-story mixed-use building and a two-story, two-unit residential building on a 0.25-acre site. The historic privy and stone wall are proposed to remain with this proposal.

Uses

The applicant is proposing a mix of uses for the site. These include general office, restaurant, and residential uses. Office and eating and drinking uses are permitted in the HD-HC district. Eating and drinking uses are limited to 3,500 square feet of gross floor area in the Historic Core district, which this proposal is within. Two-family residential uses are permitted.

Site Layout

The site layout is largely proposed to remain as is existing. A new, two-story mixed-use building is proposed to front N. High Street, utilizing nearly the same footprint as the existing building. There is an additional two-story, two-unit residential building fronting N. Blacksmith Lane. Vehicular access into the site is proposed from Wing Hill Lane, with parking centrally located on the site. The central location of the parking provides views to, and preservation of, the privy and stone wall. Two additional parking spaces are identified in the northeast corner of the site, with access from N. Blacksmith Lane.

Setbacks, Lot Coverage

The HD Code identifies applicable development standards for each zoning district. In the HD-HC, Historic Core zoning district, the setback, lot coverage, and building height limitations are as follows:

Development Standard	HD-Historic Core Requirement
Front Yard Setback	0 feet
Side Yard Setback	0 feet
Rear Yard Setback	5 feet
Lot Coverage	85%
Building Height	30 feet

The site plan provided indicates that the townhomes meet the 5-foot required rear yard setback. Side yard setbacks are met.

Lot coverage is proposed at approximately 84-percent, where a maximum of 85-percent is permitted.

Parking

Presently, the site does not contain any formal parking spaces as it is not paved. Required vehicle parking is determined by use. For two-family dwellings, 2 spaces are required per dwelling. For general office, 2.5 spaces are required per 1,000 square feet of gross floor area. For eating and drinking, 10 spaces are required per 1,000 square feet. The applicant indicates that the second floor of the mixed-use building would be office space, with the first floor dedicated to a restaurant user. The office component requires 7 spaces, the residential component requires 4 spaces, and the first floor of the mixed-use building requires a minimum of 27 parking spaces, for a total of 38 spaces. The site plan accommodates nine parking spaces. Two on street parking spaces located wholly in front of the property may be counted to meet the parking requirement for a total of 11 spaces provided. At the Informal Review, the ARB indicated support for reduced parking. Given the proximity to public spaces, including the CML-Dublin Library garage, Staff is also supportive of a reduction in parking. The applicant will be required to submit a Parking Plan with a future Preliminary Development Plan submittal for review and approval from the ARB.

Building Height, Massing, Scale and Architecture

The mixed-use building, a full two-stories, is 26 feet, 8 inches in height, as measured to the midpoint of the roofline. The townhome building, also two-stories, is 24 feet, 10 inches in height, measured in the same manner (per Code). The heights of both structures are within the 30-foot maximum height permitted by Code. The applicant also provided a graphic comparing the adjacent buildings to the proposal, which indicates the height is comparable to the historic building at 56 N. High Street, and taller than the buildings at 28 and 40 N. High Street. The previously proposed addition to 40 N. High Street is shown for reference.

Based on feedback at the Informal Review, the applicant revised the plans to scale down the height and massing of the mixed-use structure. Originally proposed for the N. High Street-facing elevation was a combination of two front gables. The new proposal is for a front gable on the northern section of the building and a hipped roof on the southern section of the building, bringing down the overall massing and height. The townhome building is consistent with the previous proposal; two front gables form the structure.

Consistent with the previous proposal, both buildings are typified by their distinct sections. The north section of the mixed-use building is proposed to be clad in a vertical cedar siding, stained in a dark gray color. The southern section is clad in stone and contains a front porch. There are a variety of window sizes and shapes on the building, including circular and rectangular windows. The first floor fronting N. High Street contains an aluminum storefront system in a black finish.

Similar to the mixed-use building, the residential structure consists of two distinct sections, with the design and styling to match the mixed-use structure. However, the applicant is proposing a white rustic brick on northern half of the townhome structure, rather than stone. Staff recommends that the stone material used on the mixed-use building also be utilized on the residential building, in lieu of the white brick in order to ensure a cohesive and simplified design across the site. Additionally, Staff recommends that consistent trim details be provided on each building, where appropriate.

The residential units each contain a second floor balcony, breaking up the massing along N. Blacksmith Lane. Primary entrances are located along N. Blacksmith Lane.

Demolition

As outlined earlier in this report, the Code and Guidelines guide demolition and redevelopment of sites in the Historic District. The proposal calls for the demolition of the existing building. With a Preliminary Development Plan submittal, the applicant will also be required to submit details for a demolition request.

3. Review Criteria

- a) The CP is consistent with the applicable policy guidance of the Community Plan, applicable Zoning Code requirements, and other applicable City plans, and citywide administrative and financial policies;
Criteria Met with Conditions. The CP is largely consistent with all plans, zoning requirements and policies. The applicant will be required to submit a Parking Plan with a PDP submittal, and will need to continue to work with Staff to ensure all parking meets Code.
- b) The CP is consistent with the *Historic Design Guidelines*;
Criteria Met with Condition. The CP is largely consistent with the *Historic Design Guidelines*. The proposal is for a building that has modern elements, with a nod to historic construction methods and designs. The site layout maintains the historic stone wall and privy, and provides a viewshed into the site from the public ROW. The structures are comparable in height, scale and mass to surrounding structures. Staff recommends that, in order to create a cohesive and simplified design across the site, the stone used on the mixed-use building be used in lieu of the white brick on the residential building.
- c) The CP conforms to the applicable requirements of the Code;
Criteria Met. The CP largely conforms to the applicable requirements of the Code. The applicant will be required to continue to work with Staff to ensure all parking conforms to Code.
- d) The CP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;
Criteria Met. The CP is consistent with the historic context, preserves a historic stone wall and privy, and is appropriately scaled.
- e) The applicant, or applicant's representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices;
Criteria Met. The applicant's representative is a licensed architect who has experience working in the Historic District.

- f) The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure; Criteria Met. The site contains significant negative change of grade from west to east. The proposal retains existing pedestrian access via the staircase associated with the stone wall and privy.
- g) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of 153.172 Uses; Criteria Met. The proposal is for office, eating and drinking, and residential uses, which are all permitted per Code and appropriate for the site.
- h) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of 153.174 Design Standards and the *Historic Design Guidelines*; Criteria Met. The buildings are appropriately sited and scaled. The proposal retains a historic stone wall and privy, retains a viewshed into the site from the ROW, is comparable in height to surrounding structures, and sensitively adds residential uses abutting existing residential properties.
- i) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside of the proposed development; Criteria Met. The proposal includes a covered patio along N. High Street and retains existing historic features, including a stone wall and privy. Setbacks for the proposed mixed-use building are largely consistent with the existing structure. The covered patio will encourage pedestrian activity and vibrancy on the sidewalk.
- j) The CP allows for the connection and/or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency. Criteria Met. The CP allows for the continued provision of services.

4. Recommendations

Planning Staff recommends **approval** of the Concept Plan with the following conditions:

- 1) The applicant submit a Parking Plan with the future Preliminary Development Plan submittal.
- 2) The applicant continue to work with Staff to ensure all parking conforms to the requirements outlined in Code.
- 3) The stone used on the mixed-use building be utilized on the residential building in lieu of the white brick, and that consistent trim details be provided on both buildings, where appropriate.