



PLANNING REPORT

Architectural Review Board

Wednesday, May 25, 2022

JACOB STOUT GALLERY 22-049ARB-MPR

www.dublinohiousa.gov/arb/22-049

Case Summary

Case	22-049ARB-MPR, Minor Project Review at 25-28 N. Blacksmith Lane
Proposal	Reuse of an existing 3,992-square-foot building on a 0.25-acre site in Historic Dublin.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic District – Historic Core
Planning Recommendation	<u>Approval of Minor Project Review and Waivers</u> Planning recommends approval with no conditions.
Next Steps	Upon approval from the Architectural Review Board (ARB), the applicant may proceed to Building Standards for applicable review and permitting.
Applicant	Matthew Lones, Orange Frog Design Group
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map



22-049ARB-MPR
Minor Project Review
Jacob Stout Gallery
28 N. Blacksmith Lane

0 20 40
Feet

A scale bar showing 0, 20, and 40 feet. To the right is a north arrow symbol consisting of an upward-pointing arrow with the letter 'N' inside a circle.

1. Overview

Background

The site is located on the southwest side of N. Blacksmith and Wing Hill Lanes and is zoned Historic District – Historic Core. The site contains existing retail buildings facing N. High Street and the subject accessory buildings facing N. Blacksmith Lane on two parcels totaling approximately 0.25 acres. The subject one-story buildings were built in 1963 and 1974, and each have a rectilinear footprint and are constructed out of CMU. The north building has a gable roof, perpendicular to N. Blacksmith Lane, and the south building has an angled flat roof. Each building appears to have previously been a garage, with the north building having a blocked-up garage door on the northeast corner, and the south building maintaining its garage door. There is no ornamentation on either building except for two windows on the north side of the north building, vertical panel gable ends on the north building, and a louvered vent on the east side of the south building. Both buildings are painted white. The buildings were not individually evaluated as part of the Historic and Cultural Assessment (HCA), conducted in 2017; they were only mentioned as part of the assessment for the buildings facing N. High Street.

Case History

The buildings have been vacant for some time, and no recent case history exists. These buildings are considered legal, although not conforming to current Code requirements. The applicant is not proposing to add onto the buildings, and the changes will be primarily to the interior, with some required mechanicals and updates visible on the exterior.

Review Process

The request meets the criteria for a Minor Project, where exterior modifications are made to principal structures, except as outlined for Administrative Approvals, per Section 153.176(I)(2)d).

Parking Requirements

Per Table 153.173C of the Historic District Code, artisan production requires 2.5 spaces per 1,000sf of building. Based on 3,992 square feet, according to the Franklin County Auditor's website, 16 spaces are required on-site. Given that the site is entirely developed, it is not practical to provide on-site parking. A Parking Plan is included herein, and in addition to vehicular parking, commercial uses that require parking of 10 spaces or more, also require bicycle parking per Section 153.173(F)(15)(b)(1)(c) of the Code.

Waiver Review

The project is requesting three Waivers: foundation plantings, screening for roof-top-units (RTUs), and an aluminum garage door. Details are contained in this report.

Site Characteristics

Natural Features

The site is fully developed with some volunteer trees between the retail buildings and the south accessory building. The site includes a slight grade change from west to east along Wing Hill Lane.

Historic and Cultural Facilities

The map included with the HCA indicates that 25-28 N. Blacksmith were not evaluated as contributing/non-contributing to the Historic District. The north building was constructed in

1963, and the south building was constructed in 1974 according to the Franklin County Auditor’s website.

Since these buildings are not identified as contributing, yet they are within the Historic Core District, staff evaluated the proposal based on the Code and Guidelines and best practices, being particularly mindful of surrounding context.

Surrounding Land Use and Development Character

- North: Historic District – Historic Core (Retail)
- East: Historic District – Historic Residential (N. Riverview properties)
- South: Historic District – Historic Core (Vacant out building)
- West: Historic District – Historic Core (Retail)

Road, Pedestrian and Bike Network

The site has frontages along Wing Hill and N. Blacksmith Lanes. There are no sidewalks adjacent to the buildings, although a small undefined parking area exists between these and the retail buildings.

Code and Guidelines

Historic District – Historic Core

The proposed use is allowed within the zoning. Setbacks and lot coverage are described below:

Dimensional Standards	Requirement
Front Setback	0’
Side Setback	0’
Rear Setback	5’ for buildings and pavement
Lot/Building Coverage	85% maximum

The existing buildings meet all setback requirements. The proposed plans indicate lot coverage at approximately 75 percent and therefore meets Code.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and should be considered when new additions and exterior modifications are proposed in the Historic District. Specifically, the Guidelines state in Section 4.13 “when outbuildings need repair or replacement of deteriorated elements, new materials should match the old.” There is no other applicable design direction in this unique situation.

2. Proposal

Summary

The applicant is requesting review and approval for the construction of a glass blowing studio, using both buildings.

East Façade/N. Blacksmith Lane

The east façade is the main entry to the building, facing N. Blacksmith Lane. The applicant requests to re-install a garage door in a previously-filled opening. The proposed garage door will serve two purposes: act as an ADA entry and allow pedestrians to see into the studio. The door is from C.H.I. Overhead Doors, in an aluminum frame with powder coating in white to

match the building color. Glass will be plain (not frosted or tinted), Low-E. A Waiver to Section 153.174(C) and (D) is necessary, "where all entries and windows shall be wood, metal-clad wood, or vinyl-clad wood, respectively". The requested aluminum frame door does not meet this criterion; however, it is appropriate for the style and original use of the building, as further explained in the Waiver section.

Also along this façade, a new louver will replace the existing louver on the south building. A Greencheck, Model EAD-401, in white to match the building, is proposed.

A new roof hood is required above the hot shop toward the front of this elevation. The hood will be a Greencheck Model CUE-160-VG, approximately 30 inches high and 29 inches across, and the applicant proposes to paint it matte black rather than to enclose it in the required roof-top screen. This is the subject of a Waiver request, below, where more details are described.

New lighting is proposed along this façade, over the existing man door: Recesso Lighting by Dolan Designs black Gooseneck Barn Light with 12" scoop shade. The chosen fixture is not a full-cut off, although appropriate to the feeling and use of the building. Lights up to 900 lumens are not required to be full cut-off. The applicant has noted that the light will be correctly lamped in order to meet this requirement. No signs are proposed at this time.

North Façade/Wing Hill Lane

No changes are proposed on this façade. The building's two, existing windows will remain, and the color of the building will remain white.

West Façade

No changes to the building are proposed on this façade. Lighting for the man door will be a battery-backup emergency light required by building code, concealed under the existing canopy. A new HVAC unit will be installed to the right of the man door. The applicant has agreed to provide six, 5-gallon, arborvitae to provide year-round screening as required by the Code Section 153.173(I)(6)(a).

South Façade

This façade is not visible from N. Blacksmith Lane due to the proximity of a garage on the adjacent lot to the south and volunteer trees along the property line. No changes are proposed here.

Parking Plan

On-site parking is not practical, so per Section 153.173(F) of the Historic Code, an off-site Parking Plan must be approved in conjunction with this use. There are 550 total spaces within the Library Garage and approximately 2/5 of those spaces would meet the 600-foot radius requirement. The Darby Parking Lot has 96 spaces, and the Bri-Hi Lot has 28 spaces; both of these are within the 600-foot radius of the proposed gallery. Staff supports the Parking Plan, and the ARB must approve this Parking Plan in order for the project to use these spaces.

Required bike parking (1 space per 10 required car spaces) is shown at the rear of the buildings, as identified on the floor plan. The bike rack is proposed to be behind these

buildings, near the man door. The bike rack is identified as a black circular tube from Belson Outdoors, which can support two bikes.

Landscaping

Foundation plantings are required by Code Section 153.173(H)(6), where all sides of a building facing a public or private street shall have landscaping. Volunteer trees exist behind this building and on the south side. Open areas on the lot are otherwise paved. The 0-foot setbacks prevent any foundation landscaping adjacent to either N. Blacksmith Lane or Wing Hill Lane. Since these are existing conditions, with no reasonable way to address them, a Waiver is sought for foundation plantings.

Engineering

No stormwater facilities are required in this location per Chapter 53 of the Dublin City Code. Engineering did not have any concerns with this request.

3. Waiver Review

Waiver Review Analysis [§153.176(L)]

Waiver Request 1

Requirement: §153.173(I)(5)(a) RTU Screening. All roof-mounted mechanical equipment (including but not limited to HVAC equipment, exhaust fans, cooling towners, and related guardrails or safety equipment) shall be fully screened from view at ground level on all sides of the structure and, to the extent practicable, from surrounding buildings of similar height.

Request: To allow the hood exhaust to be unshielded.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;	Criteria met: Please see the exterior renderings showing the vent hood and exhaust vent dashed in to demonstrate lack of visibility. The proposed vent is to be located on the south side of the building, and it is under 30 inches tall and 29 inches wide. The location of the exhaust vent is set back from the street and adjacent to existing trees, allowing the vent to be unseen from N. Blacksmith Lane. Surrounding it with a larger screened enclosure would make it more visible from the street, because the screen will have to be both larger and taller than the vent itself, in order to be effective. The applicant has proposed to paint the vent matte black to make it further recede into the adjacent tree shadows and match the roof color.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or	Criteria met: The vent would not be visible from N. Blacksmith Lane because the road sits slightly lower than the building and the building is so close to the road. Similarly, the vent would not be visible from Wing Hill Lane because the north building has a gable that is taller than the vent. Visibility of the vent from either the

Criteria	Review
the district as a whole.	south or west is unlikely, given the existing trees, slope of the land, and the surrounding buildings.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178;	Criteria met: The proposal meets the spirit and intent of adopted plans, policies and requirements: the goal is to keep RTUs and such equipment from being seen. The natural topography and elevations of the road and buildings themselves address the screening. These site conditions, combined with the proposed matte black paint, will minimize any possible visibility of the unit.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience;	Criteria met: The request does not result in a cheaper product and is not requested out of convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;	Criteria met: The addition of a typical RTU screen would be less attractive, and more visible, than disguising the vent with matte black paint and allowing it to recede into the shadows.

Criteria	Review
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;	Criteria met: A Waiver is the appropriate mechanism for this request.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;	Criteria met: No uses will change as a result of this request.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;	Not Applicable
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.	Not Applicable

Waiver Request 2

Requirement: §153.173(H)(6) Foundation Plantings. Building foundation landscaping is required along all sides of a building facing a public or private street, but is not required for portions of the front or corner side building facades located within 10 feet of the front property line and where a streetscape or patio treatment is provided.

Request: To permit no foundation plantings on all four sides of the existing buildings, where no streetscape or patio treatment is provided.

Criteria	Review
<p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;</p>	<p>Criteria met: The north side of the buildings is directly adjacent to Wing Hill Lane with no space for plantings, streetscape, or patio treatments. The east side of the buildings is directly adjacent to N. Blacksmith Lane, and is fully paved. The south side of the buildings is located within close proximity to the property line, has existing volunteer trees, and is very shaded, making installation and maintenance of plantings very difficult and not visible to the public.</p>
<p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p>	<p>Criteria Met: As noted previously, the existing conditions do not permit room for landscape to thrive. The upgrading of the buildings themselves will be a welcome improvement for the surrounding area.</p>
<p>3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178</p>	<p>Criteria Met: The spirit and intent of the Community Plan, the Guidelines, and other City plans and policies will be met with the new use and improvements to the existing buildings.</p>

Criteria	Review
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience;	Criteria Met: The request is made out of practicality and does not result in a cheaper product.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;	Criteria Met: This request will not create a better landscape design than exists today; however, it is a sensible request, given the existing conditions. The context of N. Blacksmith Lane is a working alley, with access to a series accessory buildings, rather than a context of N. High Street, for example.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;	Criteria Met: A Waiver is the appropriate mechanism for this request, based on unique and existing circumstances.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;	Criteria Met: The proposed use is permitted within the Historic Core District.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;	Not Applicable

Criteria	Review
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.	Not Applicable

Waiver Request 3

Requirement: §153.174(D)(1) Windows. Windows shall be wood, metal-clad wood, or vinyl-clad wood.

Request: To permit the use of an aluminum garage door entry/window system.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;	Criteria met: The applicant requests re-installation of a garage door in the north building to allow visibility into the studio for pedestrians to connect with the activities, the studio to appear welcoming, and handicapped visitors visibly gain access.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: N. Blacksmith Lane is a working alley and has numerous sheds, garages, historic privies, and other such utilitarian uses along its length. The restoration of the garage door, in combination with the proposed use, fits both the existing, and desired, character. The proposed materials, white aluminum with clear glass, are appropriate for the age of the buildings.

Criteria	Review
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178	Criteria Met: The proposal meets the spirit and intent of adopted plans, policies and requirements by adding visible art space and experiential activities to the District.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience;	Criteria Met: The request does not result in a cheaper product and is not requested out of convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;	Criteria Met: Given that the building has a 0-foot setback along N. Blacksmith Lane, a traditional storefront door, swinging into the right-of-way, would not be acceptable.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;	Criteria Met: A Waiver is the appropriate mechanism for an alternative material at the discretion of the ARB.

Criteria	Review
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;	Criteria Met: The proposed use is permitted within the Historic Core District.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;	Not Applicable
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.	Not Applicable

Minor Project Review Analysis [§153.176(I)]

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.	Criteria met with Waivers: The proposal meets the adopted plans, policies, and regulations with the approval of the Waivers.

Criteria	Review
2. The Minor Project is consistent with the approved Final Development Plan.	Not Applicable
3. The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff Report, and the Director's recommendation.	Criteria Met: The MP is consistent with the record established by the ARB and consistent with the recommendations of the Board.
4. The Minor Project meets all applicable use standards;	Criteria Met: The MP will meet all applicable use standards regulations.
5. <i>The proposed improvements respond to the standards of the Historic Design Guidelines.</i>	Criteria Met with Waivers: The proposed improvements are appropriate to the existing building, site, and N. Blacksmith Lane context, and the desired uses are anticipated with the new Code. With the Waivers, all standards may be met.
6. The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	Criteria Met: A working artist studio in previously unused buildings adds liveliness visible from the street and is a positive addition to the overall District and the immediate area.
7. The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.	Criteria Met: The proposal uses existing buildings that will be brought into greater Code and Guideline conformance with the requested Waivers.

Criteria	Review
8. The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.	Criteria Met with Waivers: The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines with the requested Waivers.

Planning Recommendation: Approval of proposed Waivers. Approval of Parking Plan. Approval of the Minor Project with no conditions.