

Planning Report

Wednesday, August 28, 2013

8055 Dublin Road – Site Modifications

Case Summary

Agenda Item	3
Case Number	13-090ARB
Proposal	Extension of an existing historic stone wall along the east property line.
Request	Review and approval of site modifications for a historic property located outside of the Historic District under the provisions of Code Section 153.070 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	8055 Dublin Road, at the northwest corner of the intersection of Dublin and Ashford Roads.
Owners	Stephen and Lucia Cosslett.
Case Managers	Jennifer M. Rauch, AICP, Planner II. (614) 410-4690 or jrauch@dublin.oh.us
Planning Recommendation	Approval with conditions. Based on Planning's analysis the proposed site modifications meet the criteria of the <i>Historic Dublin Design Guidelines</i> and Zoning Code and approval with three conditions is recommended.
Conditions	<ol style="list-style-type: none">1) The applicant work with Planning to field locate the wall to minimize the impact on existing trees;2) A right-of-way encroachment permit be obtained prior to construction of the new section of wall; and3) The applicants obtain a new certificate of zoning plan approval prior to construction.



 <p>City of Dublin</p>	<p>13-090ARB Site Modifications Cosslett Residence 8055 Dublin Road</p>	<p>0 150 300 Feet</p> 
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Facts	
Site Description	2.88 acres
Zoning	R-1, Restricted Suburban Residential District
Surrounding Zoning and Uses	North, South and West: R-1, Restricted Suburban Residential District (River Forest) West: PUD, Planned Unit Development District (Amberleigh)
Site Features	<ul style="list-style-type: none"> • Single-family home in the middle of the lot, set back approximately 130 feet from Dublin Road, with two stone outbuildings. • House and outbuildings are located on a knoll with the front and side yards gently sloping to the north and east. • Several stands of trees, including 16 landmark trees, throughout the property. • Stone wall that is the subject of this application runs parallel to Dublin Road along two-thirds of the east property boundary.
Case Background	<i>Architectural Review Board</i> October 21, 2009: Approval of stone wall extension.

Details		Site Modifications
Historical Background	<p>The two-story single-family home was built in 1855 by John Dun and is known locally as 'Dunblane.' It is regarded as one of Dublin's best examples of mid-19th century architecture with Greek Revival characteristics. The home, two stone outbuildings and the stone wall along Dublin Road were placed on the National Register of Historic Places in April of 1979 and on the Ohio Historic Inventory in August of 1975. The site is outside of the Historic District, but within the Architectural Review District boundaries, therefore, modifications to the site require review and approval by the Architectural Review Board.</p>	
Proposal	<p>The proposed site modifications include the construction of a two-foot, six-inch high dry laid stone wall along a portion of the Dublin Road frontage which will complete a missing section of the existing stone wall.</p>	
Location	<p>The stone walls on the property were included in the site inventory when the property was placed on the National Register of Historic Places. They extend from the southeast corner of the property and parallel Dublin Road for approximately 250 feet before ending at two stone columns and a gate. The applicant is proposing to construct the new section of wall from the northern most stone column extending north approximately 140 feet before turning west for approximately 10 feet. The new wall follows the same plane as the existing wall except for two areas that will curve to accommodate existing trees. The existing wall and new wall will be located within the right-of-way and will require approval of a right-of-way encroachment permit.</p>	
Proposed Design and Materials	<p>The existing limestone dry laid stone walls on the property are approximately two feet, six-inches high and one-foot, six-inches wide, with bookends on top of the wall. The proposed new section will match the existing stone wall in materials (locally quarried limestone, similar to the existing walls), height, width and design.</p>	

Analysis		Site Modifications
Process	Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis based on the applicable review criteria.	
General Review Standards		
1) <i>Character and Materials Compatible with Context.</i>	Criterion met : The proposed modifications complement the existing historic home and stone wall on the southern portion of the lot.	
2) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criterion met: The proposed modification serves to continue the historic identity of the property by extending the existing stone wall to the north along the street frontage.	
3) <i>Compatible with Relevant Design Characteristics.</i>	Criterion met: The proposed stone wall installation will match the existing wall design with stack stoned and bookend top.	
4) <i>Appropriate Massing and Building Form.</i>	Criterion met: The proposed improvements match the height and size of the existing stone wall.	
5) <i>Appropriate Color Scheme</i>	Criterion met: The proposed materials match the stone wall.	
6) <i>Complementary Sign Design</i>	Not Applicable	
7) <i>Appropriate Landscape Design</i>	Criterion met with condition: The new section of dry laid stone wall will be constructed in close proximity to two existing trees and should be constructed to minimize the negative impacts on these trees.	
Condition 1		
8) <i>Preservation of archaeological resources</i>	Not Applicable	
Alteration to Buildings, Structure, and Site		
1) <i>Reasonable Effort to Minimize Alteration of Buildings and Site.</i>	Criterion met with conditions: The proposed improvements are limited to the Dublin Road frontage and will have minimal impacts to the existing site. The existing and proposed walls are within the right-of-way and the construction of the new wall portion will require approval of a right-of-way encroachment permit (Condition 2). The applicant will be required to obtain a certificate of zoning plan approval prior to construction (Condition 3).	
Conditions 2-3		

Analysis		Site Modifications
2) <i>Conformance to Original Distinguishing Character.</i>	Criterion met: The proposed improvements maintain the historic significance of the property and the extension of the stone wall will provide design continuity along the street frontage.	
3) <i>Retention of Historic Building Features and Materials.</i>	Criterion met: The proposed materials will match the historic portions of the stone wall.	
4) <i>Alteration Recognizes Historic Integrity and Appropriateness.</i> 5) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criteria met: The proposed improvements maintain the historic significance of the property and a consistent design between the existing and proposed stone wall.	
6) <i>Sensitive Treatment of Distinctive Features.</i> Condition 1	Criterion met with condition: The new section of dry laid stone wall will be near two existing trees and should be placed to minimize the negative impacts on these trees.	
7) <i>Appropriate Repair or Replacement of Significant Architectural Features.</i> 8) <i>Sensitively Maintained Historic Building Materials.</i>	Not applicable	
Additions to Building, Structure, Site		
1) <i>Use of Traditional Materials</i>	Criterion met: The proposed materials will match the historic portions of the stone wall.	
2) <i>Compatible Design</i>	Criterion met: The proposed improvements maintain the historic significance of the property and a consistent design between the existing and proposed stone wall.	
3) <i>Additions Clearly Distinguished</i> 4) <i>Additions Recognized as Products of Own Time</i>	Not Applicable	

Recommendation	Approval With Conditions
Summary	Planning has reviewed the proposed architectural and site modifications with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends approval with three conditions.
Conditions	<ol style="list-style-type: none">1) The applicant work with Planning to field locate the wall to minimize the impact on the existing trees;2) A right-of-way encroachment permit be obtained prior to construction of the new section of wall; and3) The applicants obtain a new certificate of zoning plan approval prior to construction.

Architectural Review Board – Standards of Review

The following outlines the full text of the review criteria (summarized above) for all Architectural Review Board applications as outlined in Section 153.174(B) of the Dublin Zoning Code.

- (3) *General Character*
 - (a) The design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity.
 - (b) Where changes have taken place in the course of time as evidence of the history and development of adjacent or nearby buildings, structures or sites, if these changes are deemed to have acquired significance and would be compromised by the proposed new development, then this significance shall be recognized and respected in the design of the new development.

- (4) *Architectural Style.* There are a number of intermixes of architectural styles, as well as a larger number of buildings of such modest nature or so extensively remodeled to effectively lose all architectural importance. It is with reference to the basic architectural character of the key buildings noted above that the need for compatibility in the future construction in the District should be made. Compatibility does not infer imitation, but rather an appropriate design in terms of scale, building materials and detail. The architectural character of the various areas of the District consists mainly of four themes:
 - (a) Simple rectangular commercial buildings with exterior construction of rubble or random Ashlar limestone, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (b) Simple rectangular commercial buildings and outbuildings with exterior construction of frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
 - (c) Residential buildings with exterior construction of rubble or random Ashlar limestone, or red brick laid up in common bond, or frame with horizontal siding and corner trim, mainly of the era of 1820 to 1890.
 - (d) Residential buildings with stone on facades, one to one-half stories, mainly of the era 1950-1970.

- (5) *Massing and Building Form.* Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District. Variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed.

- (6) *Color.* Traditional colors and combinations of those colors that are both identified with the origin or the era in which the structure or property was originally built and approved by the Architectural Review Board shall be used for exteriors for all new structures to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the Architectural Review District. Fluorescent or luminescent colors are prohibited.

- (7) *Signs.* Signs should be designed to complement the nineteenth century Early American character of the district by incorporating design features common to signs from the 1800s. Materials should complement the architectural character of the District and colors should consistent with the era of the building. Sign types consistent with the character of the Historic District include wall, projecting, window, awning, and sandwich boards.
 - (8) *Landscaping.* The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. Plant material and methods for installation shall be selected respecting the nature of the urban environment and the survivability and diversity of the plan species. Non-plant material shall be of a type associated with the origin or era in which the structure was originally built. Significant features of the original landscape, e.g., stone walls, shall be preserved.
 - (9) *Archaeological.* Every reasonable effort shall be made to record, protect and preserve archaeological resources affected by, or adjacent to, any project.
- (C) *Alterations to Buildings, Structure and Site.* In addition to the General Review Standards, the following shall be met by applications for alterations to existing buildings, outbuildings, structures, and sites prior to approval of a Board Order.
- (1) Every reasonable effort shall be made to ensure that the use of the property will involve minimal alteration of an existing building, structure or site and its environment.
 - (2) The alteration shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.
 - (3) The distinguishing original qualities or character of a period building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.
 - (4) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.
 - (5) Whereas changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment, if these changes are deemed to have acquired significance, then this significance shall be recognized and respected.
 - (6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
 - (7) Significant architectural features which have deteriorated should be repaired rather than replaced, wherever possible. In event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities whenever possible. Repair or replacement of architectural features should be based on accurate duplication of the feature, and if possible, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - (8) The surface cleaning of structures, if provided as part of the application, shall be undertaken with methods designed to minimize damage to historic building materials.

Sandblasting and other cleaning methods that will damage the historic building materials should be avoided.

- (D) *Additions to Existing Buildings, Structures, and Site.* In addition to the General Review Standards, the following shall be met by applications for additions to existing buildings, outbuildings, structures, and site prior to approval of a Board Order.
- (1) Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.
 - (2) Contemporary design for additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural or cultural materials, and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Roofline additions are discouraged or should be placed and designed to have the least amount of visual impact.
 - (2) Additions should be clearly distinguishable from the original structure by keeping additions at a smaller scale where appropriate or other similar measures. The intent of an addition should be that if the additions or alterations were removed the essential form and integrity of the original structure would be unimpaired. Additions should generally be located to the rear of the original building so that the most significant and visible faces of historic properties are given priority. Additions to the front should be clearly separated from the original building and simplified in design to not detract from the historic aspects of the structure.
 - (3) All buildings, structures and sites shall be recognized as products of their own time. Additions with no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.