

City of Dublin Administrative Review Team

Planning Report

Thursday, July 21, 2016

83 S. High Street – Exterior Modifications

Case Summary

Case Number	16-053ARB-MPR
Proposal	Construction of a new porch on the front elevation of an existing single-family residence for a property located on the west side of South High Street, approximately 67 feet south of the intersection with Eberly Hill Lane.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066, 153.070 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	83 S. High Street.
Owner	Julie Seel
Case Manager	Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690; jrauch@dublin.oh.us
ART Recommendation	Approval Based on the proposal ART's review, the proposed modifications meet the criteria of the <i>Historic Dublin Design Guidelines</i> and Zoning Code and approval is recommended.

Facts	
Site Description	0.146 acre
Zoning	BSD-HC, Historic Core District
Surrounding Zoning and Uses	North, East and South: BSD-HC, Historic Core District (business uses) West: BSD-HR, Historic Residential District (single-family)
Site Features	<ul style="list-style-type: none"> • Frontage: South High Street - 34 feet. • Rectangular, generally flat lot with access off Mill Lane. • 2221-square-foot office building on the east portion and a carriage house in the west portion of the site. • Parking in the center of the site.
Case Background: Architectural Review Board	<p>August 22, 1990: Consolidated review of 83 through 109 South High Street for signs and a parking variance from the Board of Zoning Appeals.</p> <p>January 25, 2012: Exterior modifications including the replacement of existing siding on the north and east elevations, repainting on all sides, new trim on the north and east elevations, replacement of existing windows and a new entry door on the front elevation.</p> <p>March 28, 2012: Exterior and site modifications including the replacement of the existing siding, windows and door and the installation of a fence and patio to the rear of the building.</p>

Details		Exterior Modifications
Proposal	The proposal includes the reconstruction of a historic porch located on the front elevation of the building.	
Historical Background	The two-story, 2221-square-foot office building was built in the 1830s and is listed on the National Register of Historic Places. This is one of the early buildings along High Street, built by Giles Weaver. Weaver was a prominent saddle maker in the 1830s and one of the original members of the Dublin I.O.O.F (Independent Order of Odd Fellows). The applicant has provided a historic photo showing the previously existing front porch.	
Location	The existing concrete porch is 6 feet deep and 18.5 feet long and will be maintained and not altered. The distance between the edge of the porch stoop and the closest edge of the sidewalk is approximately 7 feet. The proposed porch will extend the length of the existing slab, covering from the edge of the south window to the edge of the north window on the first floor.	
Details	The proposed porch will include the installation of posts along the front and back edges of the porch with a standing seam metal roof to match the house. The porch details include traditional spandrels along the top of the porch with sun ray brackets at the corners and running picket trim between the brackets. The posts, brackets, running picket trim and the spandrels will be painted Downing Sands; the trim of the spandrels are shown in Rookwood Shutter Green; and the edges of the trim are shown in Rookwood Dark Red.	

Analysis		Exterior 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 by Planning based on those criteria.		
General Review Standards			
1) <i>Character and Materials Compatible with Context.</i>	Criterion met: The proposed modification and building materials, color and detail complements the existing building.		
2) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criterion met: The building was built in the 1830s and is on the National Register of Historic Places. The applicant has provided a precedent image showing the previously existing porch, which will be matched by the proposal. The proposed improvements are appropriate and was historically located on the building.		
3) <i>Compatible with Relevant Design Characteristics.</i>	Criterion met: The proposed improvements are appropriate and was historically located on the building.		
1) <i>Appropriate Massing and Building Form.</i>	Criterion met: The proposed improvements are designed appropriately to fit with the scale and mass of the existing building.		
5) <i>Appropriate Color Scheme</i>	Criterion met: The proposed color scheme was chosen from a historic palette and matches the existing building colors.		
6) <i>Complementary Sign Design</i> 7) <i>Appropriate Landscape Design</i> 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: The <i>Historic Dublin Design Guidelines</i> state porches should be duplicated if they are missing. The proposal retains the existing porch footprint and incorporates a historically accurate porch that matches what was previously existing.
2) <i>Conformance to Original Distinguishing Character.</i>	Criterion met: The proposal accurately reflects the original character of the porch.

Alteration to Buildings, Structure, and Site	
3) <i>Retention of Historic Building Features and Materials.</i>	Criterion met: The proposal aims to retain the original character of the building by reconstructing a prominent feature.
4) <i>Alteration Recognizes Historic Integrity and Appropriateness.</i>	Criterion met: The proposed modifications replicate the previous porch design and location.
5) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criterion met: The proposed modifications replicate the previous porch design and location.
6) <i>Sensitive Treatment of Distinctive Features.</i>	Criterion met: The proposal accurately reflects the original exterior qualities and the character of the building will be retained.
7) <i>Appropriate Repair or Replacement of Significant Architectural Features.</i>	Criterion met: The proposed modifications replicate the previous porch design in specific detail, which is supported by the Secretary of the Interior Standards stating new features should match the old features in design, color and visual quality. The provision of a precedent image is evidence the proposed porch design was appropriate for this specific building.
8) <i>Sensitively Maintained Historic Building Materials.</i>	Not applicable.

Minor Project Review Criteria	
Process	The Administrative Review Team has reviewed this application based on the following review criteria for Minor Projects, which include the following:
c) <i>Meets Applicable Zoning Regulations</i>	Criterion met: The proposal meets the applicable Zoning Code requirements.
e) <i>Building Relationships and Quality Development</i>	Criterion met: The proposed porch is located appropriately and matches the previous porch in location and detail.
j) <i>Consistency with Bridge Street Corridor Vision Report, Community Plan and other Policy Documents.</i>	Criterion met: The proposed modifications will positively contribute to the established aesthetic character of the Historic District.

Recommendation	Approval
Summary	ART has reviewed the proposed modifications with respect to the Zoning Code and the <i>Historic Dublin Design Guidelines</i> and recommends approval with no conditions.

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 be 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 plant 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.