

Planning Report

Wednesday, October 26, 2016

64 S. Riverview Street – Rigsby Residence

Case Summary

Agenda Item	2
Case Number	16-065ARB-MPR
Proposal	A proposed driveway and walkway replacement, with updates to the existing porch, and adding a picket fence, with associated landscaping on an existing single-family residence located on the east side of S. Riverview Street at the northeast corner of the intersection of Eberly Hill within the Bridge Street Historic Residential District.
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	64 S. Riverview Street.
Owner	Mark & Judy Rigsby
Case Manager	J.M. Rayburn, Planner I (614) 410-4653; jrayburn@dublin.oh.us
ART Recommendation	Approval with two conditions Based on the proposal, the proposed modifications meet the criteria of the <i>Historic Dublin Design Guidelines</i> and Zoning Code and approval is recommended. <ol style="list-style-type: none">1) Should the City need to perform construction in the right-of-way the City would not be required to restore the area with the proposed materials, but would instead use standard materials for driveways, landscaping, and the related approaches.2) The applicant remove the proposed trash can enclosure from the plans or seek a variance. (The applicant has revised plans to meet this condition.)

Facts	
Site Description	0.17 acre
Zoning	BSD-HR, Historic Residential District
Surrounding Zoning and Uses	North, South, and West: BSD-HR, Historic Residential District East: Scioto River
Site Features	<ul style="list-style-type: none"> • Frontage: South Riverview Street (66 feet) • Existing single-family building on the east portion fronting South Riverview Street • The Scioto River abuts the rear property line.

Details	Exterior Modifications
Proposal	A proposed driveway and walkway replacement, with updates to the existing porch, and with associated landscaping on an existing single-family residence located on the east side of S. Riverview Street at the northeast corner of the intersection of Eberly Hill within the Bridge Street Historic Residential District
Historical Background	The single-family structure was built in 1995 and is not a contributing structure to the historic character of the neighborhood.
Details	<p>Driveway: The current driveway is concrete and would be replaced with new concrete. The proposed change would include a cobblestone “apron” at the front and back with a possibility to incorporate a narrow cobblestone divider up the middle of the driveway.</p> <p>Walkway: The current walkway from the driveway to porch is concrete. The proposed new walkway would be made of bluestone.</p> <p>Porch: The current porch is concrete with a wooden platform at front door. The proposed porch would be made of bluestone, laid over the existing porch.</p> <p>Fencing: A 4x4 timber picket fence to screen trash cans was shown forward of the house in the drawings reviewed by the Administrative Review Team. During the meeting, ART discussed the option to move the trash enclosure to the north side of the house and use landscape material for screening in lieu of the proposed fencing. However, due to site grading this is not possible. The ART recommended the proposed enclosure be removed from the plans and the trash cans be stored inside the garage, or the applicant seek a variance. The applicant revised the plans to meet the condition recommended by ART to remove the fenced area.</p> <p>Landscaping: The proposed landscaping changes include the addition of a small row of boxwoods against the house. The existing spirea would be moved to both sides of the house. The proposal also calls for the addition of colorful perennials such as creeping thyme, purple coral bells, one cranberry hibiscus, Shasta daisies and blue oat grass to the existing flower beds on the left and right of the house.</p>
Setbacks	The width of the right-of-way is 35 feet in this location and the proposed plans indicate a majority of the site improvements within the right-of-way. Engineering has reviewed the plans and will permit the proposed modifications to occur within the right-of-way. However, should construction occur in this area the city would not be required to restore the area with the proposed materials, but would use standard materials for driveways, landscaping and related approaches. The

Details		Exterior Modifications
	applicant would be permitted to reinstall the approved materials with approval.	
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: There are at least two other homes with bluestone walkways on S. Riverview Street. The proposed changes are appropriate for the character of the structure, and meet Code and the <i>Historic Dublin Design Guidelines</i> .	
2) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Criterion met: The proposed modifications do not detract from the historic character of the neighborhood. The introduction of bluestone would better blend with the neighborhood.	
3) <i>Compatible with Relevant Design Characteristics.</i>	Criterion met: The proposed improvements are appropriate and respectful of the neighborhood design characteristics.	
4) <i>Appropriate Massing and Building Form.</i>	Not applicable	
5) <i>Appropriate Color Scheme</i>	Criterion met: The proposed bluestone and cobblestone materials were chosen to complement and conform to neighboring properties and is appropriate for the Historic District.	
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>	Not applicable.
2) <i>Conformance to Original Distinguishing Character.</i>	Not applicable.
3) <i>Retention of Historic Building Features and Materials.</i>	Not applicable.
4) <i>Alteration Recognizes Historic Integrity and Appropriateness.</i>	Criterion met: The proposed changes to the driveway, walkway, and landscaping are appropriate for the historic integrity and appropriateness of the Historic District.
5) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Not applicable.
6) <i>Sensitive Treatment of Distinctive Features.</i>	Not applicable.
7) <i>Appropriate Repair or Replacement of Significant Architectural Features.</i>	Not applicable.
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>	<p>Criterion met with conditions: The proposal meets the applicable Zoning Code requirements and the <i>Historic Dublin Design Guidelines</i> with two conditions.</p> <ol style="list-style-type: none"> 1) Should the City need to perform construction in the right-of-way the City would not be required to restore the area with the proposed materials, but would instead use standard materials for driveways, landscaping, and the related approaches. 2) The applicant remove the proposed trash can enclosure from the plans or seek a variance. (The applicant has revised plans to meet this condition.)

Minor Project Review Criteria	
e) <i>Building Relationships and Quality Development</i>	Criterion met: The proposed modifications add visual interest and provide an updated appearance to the site.
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	<p>ART has reviewed the proposed modifications with respect to the Zoning Code and the <i>Historic Dublin Design Guidelines</i> and recommends approval with one condition.</p> <ol style="list-style-type: none"> 1) Should the City need to perform construction in the right-of-way the City would not be required to restore the area with the proposed materials, but would instead use standard materials for driveways, landscaping, and the related approaches. 2) The applicant remove the proposed trash can enclosure from the plans or seek a variance. (The applicant has revised plans to meet this condition.)

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.