



PLANNING REPORT

Architectural Review Board

Wednesday, February 22, 2017

170 S. Riverview Street – SITE AND ARCHITECTURAL MODIFICATIONS

Case Summary

Agenda Item	2
Case Number	17-009ARB-MPR
Proposal	A proposal for a deck addition and associated site improvements to an existing residence on a 0.66-acre parcel.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	170 S. Riverview Street East side of South Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane.
Applicant	Denise Frantz King; Represented by Heidi Bolyard, Simplified Living Architecture + Design.
Case Managers	Cameron Roberts, Planning Assistant (614) 410-4663 or croberts@dublin.oh.us Jennifer M. Rauch, Planning Manager (614) 410-4690 or jrauch@dublin.oh.us
Planning Recommendation	<i>Approval with one condition.</i> 1) Pending case approval, the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes on the left and right front windows.



City of Dublin

17-009MPR
Minor Project Review
170 S. Riverview St.

0 150 300
Feet



Facts

Site Area

±0.66 acres

Zoning

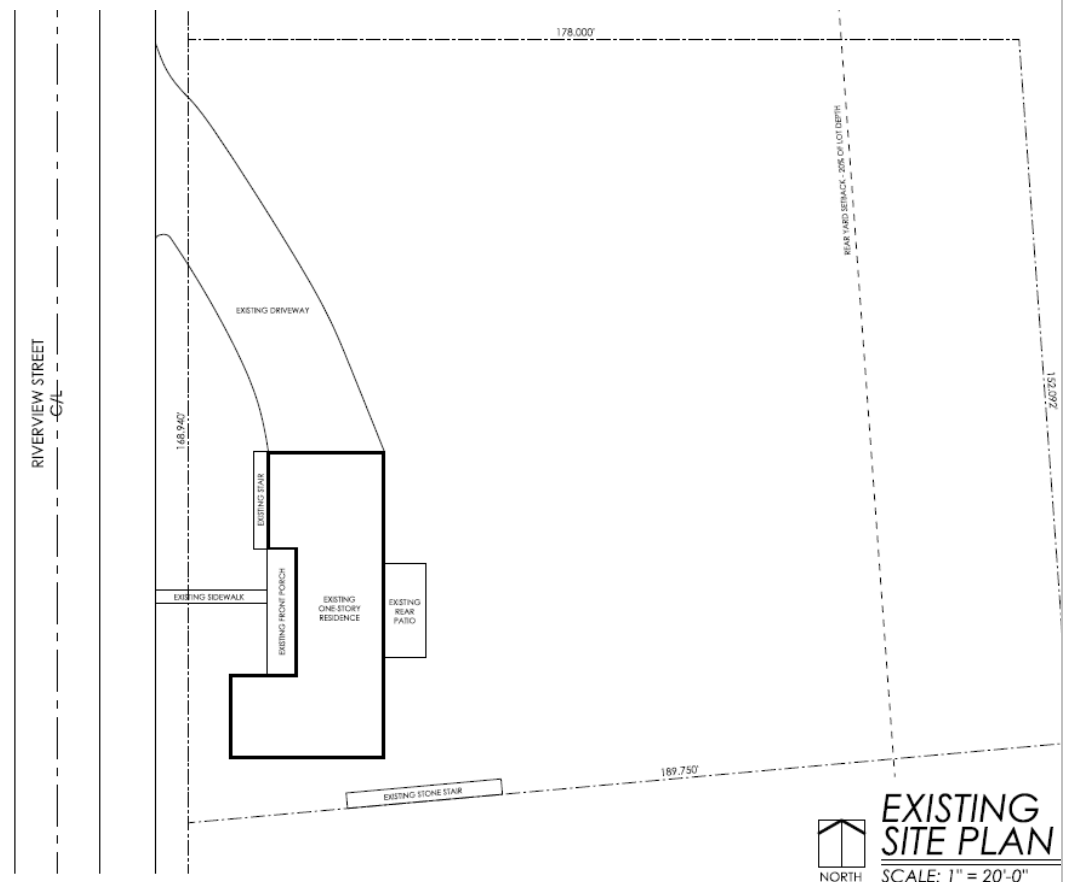
BSD-HR: Bridge Street District Historic Residential

Surrounding Zoning And Uses

North, South, and West: BSD-HR: Historic Residential
East: Scioto River and BSD-P: Public

Site Features

- Rectangular site with significant grade change across the site from west to east.
- Property located along the Scioto River.
- Approximately 170 feet of frontage on South Riverview Street.
- Single-family, one-story residence located in southwest portion of site.
- Existing stone stairway south of dwelling along property line.



Background

The home was built in 1960 and was purchased by the current owner in 2007. In 2008, the Architectural Review Board approved minor building modifications for the replace of four windows on the single-family residence, including aluminum-clad frame windows and an awning style window. The structure is not listed in the Ohio Historic Inventory (OHI) records.

Details	Site and Architectural Modifications
Proposal	<p>This is a proposal for a deck addition and associated site improvements to an existing residence. The modifications include a deck and stair addition to the existing rear patio, replacement of an existing rear door, four column additions to the existing front porch, replacement of an existing side door at the front of the building with a window, and the addition of flower boxes below the existing left and right front windows. In the BSD Historic Residential District, building alterations and additions require review and approval of a Minor Project Review by the Architectural Review Board.</p>
Architectural Modifications and Materials	<p><i>Rear Deck</i></p> <p>The proposed rear deck addition will connect to the structure's existing rear patio and extend to the south 14 feet. The proposed deck addition will be the same width of the existing deck and is 148 square feet in area. The material of the new deck will be 1" square edge Trex boards in a pebble grey color. A section of the existing patio's metal railing will be reused for the addition and the remainder of the new railing will be tempered glass panels between charcoal black, Azek posts along with a charcoal black, Azek top rail. Similar finishes were approved for the deck at 180 S. Riverview Street. The railing will match the height of the existing patio at 38 inches.</p> <p>The existing rear door will be replaced with a "brilliant white," Jeld-Wen Fiberglass full lite style door. The proposed material will be mahogany woodgrain with a sable finish.</p> <p>A new stairway will connect from the southern end of the new rear deck addition down to the existing stone stairs along the southern property line. A proposed new walkway will connect the proposed steps and the stone stairs. The new walkway will be made of natural stone material that matches the existing stone stairs. The proposed steps are pressure treated stringers with Azek treads, and the stair railing will match the Azek material and proposed charcoal black color of the proposed materials on the deck addition.</p> <p><i>Front Porch</i></p> <p>Four evenly-spaced column additions will be added to the existing front porch of the home. The new columns will be 7 inches wide with a trim painted off-white to match the existing structure.</p> <p>The existing side door at the front of the home will be replaced with a window that matches the proportions of the existing windows, along with the addition of an Azek panel below. The new window will be a Jeld-Wen Premium Vinyl Casement window (white) and have trim painted off-white to match the existing structure.</p> <p>New flower boxes will be added below the existing left and right front windows.</p>

Analysis		Site and Architectural 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). The following is an analysis by Planning based on those criteria.	
General Review Standards			
1) Character and Materials Compatible with Context.		Criterion met with one condition: Pending case approval, the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes on the left and right front windows.	
2) Recognition and Respect of Historical or Acquired Significance.		Criterion met: The proposed improvements are appropriate to the architectural style of the building and reflect improvements that have been previously approved for similar properties.	
3) Compatible with Relevant Design Characteristics.		Criterion met: The proposed improvements fit with the architectural details and materials of the existing building.	
4) Appropriate Massing and Building Form.		Criterion met: The proposed improvements are small in scale and generally reflect the architectural style of adjacent and nearby properties.	
5) Appropriate Color Scheme.		Criterion met: The proposed paint and trim of building materials are appropriate for the Historic Residential District and match the existing building.	
6) Complementary Sign Design.		Not Applicable	
7) Appropriate Landscape Design.		Criterion met: The proposed walkway connecting to the deck addition meets setback requirements and is consistent with the overall character of the site.	
8) Preservation of Archaeological Resources.		Not Applicable	
Alterations to Building, Structure, and Site			

Analysis	Site and Architectural Modifications
<ol style="list-style-type: none"> 1) <i>Reasonable Effort to Minimize Alteration of Buildings and Site.</i> 2) <i>Conformance to Original Distinguishing Character.</i> 3) <i>Retention of Historic Building Features and Materials.</i> 4) <i>Alteration Recognizes Historic Integrity and Appropriateness.</i> 	<p>Criterion met: The proposed improvements are appropriate and will provide an updated appearance to the house. Attempts are made to re-use existing materials and incorporate materials previously recognized throughout the Historic District, when possible. The proposed addition is small in scale and located to the rear of the existing home in a manner that will minimally affect the site.</p>
<ol style="list-style-type: none"> 5) <i>Recognition and Respect of Historical or Acquired Significance.</i> 6) <i>Sensitive Treatment of Distinctive Features.</i> 7) <i>Appropriate Repair or Replacement of Significant Architectural Features.</i> 8) <i>Sensitively Maintained Historic Building Materials.</i> 	<p>N/A</p>
Additions to Building, Structure, and Site	
<ol style="list-style-type: none"> 1) <i>Use of Traditional Materials.</i> 	<p>Criterion met: The proposed materials are consistent with materials used in the Historic District and maintain the architectural character of the existing structure.</p>
<ol style="list-style-type: none"> 2) <i>Compatible Design.</i> 	<p>Criterion met: The addition is small in scale and is compatible with the existing proportion of the home.</p>
<ol style="list-style-type: none"> 3) <i>Additions Clearly Distinguished.</i> 	<p>Criterion met: The addition is located to the rear of the building and is designed to be distinguishable from the main structure of the home.</p>

Analysis	Site and Architectural Modifications
4) <i>Additions Recognized as Products of Own Time.</i>	Not Applicable
Historic Dublin Design Guidelines	
<i>Architectural Modifications & Site Modifications</i>	Criterion met: The proposed project is compatible with the design guidelines of the Historic District and does not significantly alter the character or historical significance of the building. The columns for the front porch are a simple design and proportional to the existing front facade. The existing side-door and rear door to be removed is not historic in nature and their replacements will not significantly alter the character of the building. The proposed deck addition is located to the rear of the building and is designed to be distinguishable from the main structure of the home. In addition, the proposed materials and colors are appropriate for the Historic District and compatible with the current design of the building.

Recommendation	Site and Architectural Modifications
Approval	<p>Planning has reviewed the proposed architectural and site modifications with respect to the Zoning Code as well as the <i>Historical Dublin Design Guidelines</i> and recommends approval with one condition.</p> <ol style="list-style-type: none"> 1) Pending case approval, the applicant provide further details regarding the proposed design, material, and color of the proposed flower boxes on the left and right front windows.

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.