

17-083ARB – YODER BUILDING ADDITION

Site Location

Located on the south side of Rings Road, 400-feet west of the intersection with Wilcox Road.

Zoning

R-1B, Limited Suburban Residential District, Washington Township

Property Owner

Nelson and Elizabeth Yoder

Applicant/Representative

Gary Bruck

Applicable Land Use Regulations

Zoning Code Sections 153.170—153.180
Historic Dublin Design Guidelines

Proposal

Request for a ±3,600 square-foot addition to an existing historic single family residence, a detached accessory structure, and additional site improvements.

Staff Recommendation

Planning recommends disapproval of the request for a building addition.

Contents

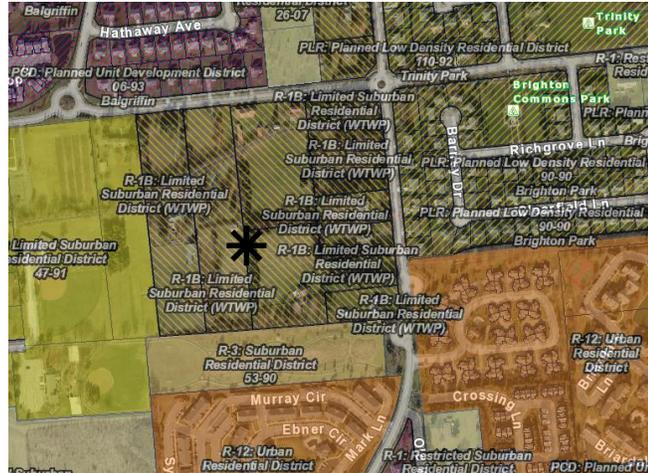
1. Context Map.....	2
2. Overview.....	3
3. Proposal.....	5
4. Recommendation.....	11

Case Manager

Lori Burchett, AICP, Planner II
(614) 410-4656
lburchett@dublin.oh.us

Summary

The applicant is proposing an addition to existing single-family dwelling on a 4.71-acre site. This site is listed on the National Historic Register.



Next Steps

Following an approval from the Architectural Review Board, the applicant may file for necessary building permits for the building addition. Following a disapproval, the applicant may appeal the decision through the Board of Zoning Appeals or file a new application after a period of one year.

1. Context Map

Located on the south side of Rings Road, 400-feet west of the intersection with Wilcox Road.



 <p>City of Dublin</p>	<p>17-083ARB Architectural Review Board - Building Addition Yoder Residence - Building Addition 5927 Rings Road</p>	<p>0 150 300 Feet</p> 
---	---	---

2. Overview

A. Background (2 Subsection Header)

1) 1990

The property was annexed into the City of Dublin in 1990. At that time the subject property and multiple parcels in this area retained the Washington Township R-1B, Limited Suburban Residential Zoning District classification. The site is one of several properties that maintained Washington Township Zoning Code. Under the direction of the city's legal department, staff has reviewed applicable zoning requirements against the Washington Township zoning district, including setbacks, lot coverage, and height.

2) 2017

BZA

The applicant filed an application for review of a non-use (setback) variance by the Board of Zoning Appeals. The project was heard by the Board on July 26, 2017. The variance was to allow for future construction of an addition to the existing single-family residence. Under R1-B Township Zoning, the setback requirement is 20% or more of the depth of the lot, measured from the center line of the right-of-way of Rings Road. The required setback is 125-feet from the centerline. The existing structure is at 63-feet to the centerline of the right-of-way, and therefore currently encroaches into the setback. The existing single-family residence is existing and was constructed prior to the adoption of the 1988 zoning ordinance making the setback non-conforming. The applicant had also requested a side-yard setback variance to allow a portion of a future structure to be located at 6-feet from the side property line where 8-feet is required.

The Board approved the front-yard variance due to presence of the flood hazard area and extensive setback requirement restricting the development opportunity on the site. The Board expressed concerns about the side yard setback and at request of the applicant this portion of the variance application was tabled. Historic Designation

The property is listed on the National Historic Register under the Washington Township Multiple Resource Area designation and is one of the properties that lie outside of the Dublin Historic District, but is still under the purview of the Architectural Review Board, as it is designated on Appendix G. The Cultural and Historic Inventory reviewed this property further defining the property's historic significance and this is included with the report.

B. Site Characteristics

1) Natural Features

The site is currently developed with a historic farmstead. Cramer's Creek bisects the property. FEMA designated 100-year floodplain and floodway is associated with Cramer's Creek and extends towards the existing dwelling.

2) Historic and Cultural Facilities

The historic farmstead built in 1855 is listed on the National Historic Register under the Washington Township Multiple Resource Area designation (see OHI file). The

property contains several detached structures that have been used in association with the existing home. The single-family residential structure has had several additions to the original homestead.

The site contains a two story gable-roof brick house dating to ca. 1855 (date based on Franklin County Auditor website and architectural characteristics). The consultant assess that "the residence has a stone foundation, a rectangular plan, a gable-front wood-frame porch, a seam-metal side-gable roof, two interior brick chimneys and decorative Italianate brackets along the roofline. The six-over-six light sash windows have stone sills and lintels while wood-frame Gothic-arc windows provide light to the attic. The seven panel Greek Revival-style wood front door has sidelights and a transom with decorative molding and brackets."

The consultant identified "several rear extensions include an approximately 21' x 22' one-story gable-roof brick component, an approximately 7' x 12' one-story wood-frame addition, an approximately 7' x 10' one-story brick addition, and an approximately 19' x 20' one-story wood frame garage with a slate roof." Additionally, the gable-roof brick extension appears to be original to the house or a very early addition since it has the same brick and brick coursing (5-course American bond) and a continuous stone foundation. It also has a similar seam metal roof and six-over-six light sash windows with stone sills and lintels.

3) Surrounding Land Use and Development Character

- North: Balgriffin PUD (Residential); R-1 Restricted Suburban Residential (Park)
- East: R-1 Restricted Suburban Residential District (Residential)
- South: R-1 Restricted Suburban Residential District (Residential)
- West: R-1 Restricted Suburban Residential District (Residential)

4) Road, Pedestrian and Bike Network

The site has ±345 feet of frontage on Rings Road with one driveway off Rings Road.

5) Utilities

The site is served by public and private utilities.

C. Proposal

1) Summary

This is a proposal for a proposed ±3,567 square-foot addition to an existing historic single-family dwelling. Construction of a detached accessory structure (carriage house) is a part of this request, however the height of the structure does not meet current zoning requirements. The smaller of the two existing garages (the east garage) will be demolished in the current proposal. A demolition application has been filed.

2) Use

The property is zoned R1-B the Washington Township R-1B, Limited Suburban Residential Zoning District classification. Single-family dwellings and accessory structures are permitted uses within this zoning district.

3) Site Layout

The site contains an existing single-family buildings and multiple accessory structures. The applicant is proposing two access points off Rings Road with a circular driveway leading to the front of the dwelling. A separate drive to the west would extend to the proposed garage and carriage house. The existing dwelling is located approximately 60-feet from the centerline of Rings Road and north of Cramer's Creek approximately 175-feet. The dwelling was constructed ca. 1855 and multiple additions to the rear of the structure were constructed over time. The property also contains several outbuildings and features, including two bridges over a small creek, a barn, a tractor shed, two garages, and a small rectangular building with an exterior brick chimney.

The applicant is proposing a $\pm 3,600$ square-foot addition on the existing historic residence. The addition includes a two-story addition with a basement directly behind the existing residence with two one-story wings on either side of the main addition. An attached garage will be part of the western one-story wing.

4) Historic Preservation Consultant

Staff requested a review of the demolition request and proposed addition by a third party consultant. The consultant utilized information from the National Historic Register, Franklin County Auditor, and other resources to review and critique the proposal. A report was prepared and is referenced throughout the report.

5) Proposed Design

The applicant is proposing a $\pm 3,600$ square-foot addition to an existing two story historic residence. The applicant is requesting a demolition of the existing additions to residence as part of a separate application. The majority of the existing historic residence is proposed to be retained and restored as part of this project. A two-story



addition with a basement is proposed directly behind the existing single family residence. Two single-story additions will be flanking the main addition to the east and west. The proposed addition will be a board-and-batten façade in white with a metal seam roof to match the existing roof material on the historic residence.

Following the informal review on August 30, 2017 the applicant has made the following modifications to the proposed addition: modified east addition so we could eliminate the need for a side yard setback; reduced the height of the two-story to drop the ridge of the second story addition to 2' 6" below the original structure; lowered the garage eave; mudroom and porch were pushed back to expose more of the historic side wall and allow for another window to be preserved; and changed gable geometry of west addition to reduce its scale and view from the street.

4. Criteria Analysis

A. Board Order Standards of Review [§153.174(B)]

3) General Character

Criteria not met. The proposed addition is ±3,600 square-feet in size. The existing structure is a two-story gable-roof brick house dating to ca. 1855. The proposed addition is not compatible with the existing historic structure and competes with its character. While architectural features such as board and batten siding, windows, stone, metal roofing, and lighting were selected to reflect the surrounding period character of this area of the district, the mass and scale is not subordinate to the existing residence.

4) Architectural Style

Criteria not met. The standards of review highlight typical construction found in building types typical in the area. The building most similar to the existing historic residence would be a residential building with exterior construction of red brick laid up in common bond, mainly of the era of 1820 to 1890. The proposed materials and layout are appropriate in the context and character of the surrounding structures on the site and typical of other structures from this era. However, the proposed mass is not subordinate to the existing historic residence and is not compatible in terms of scale. In order to maintain the character and integrity of the existing historic structure, the eave line should be maintained throughout and not broken to accommodate the addition. The ornamental detailing of the existing historic residence should remain fully intact.

5) Massing Building and Form

Criteria not met. The building form is not generally similar to those in adjacent buildings. While window to wall ratios are appropriate and the use is consistent to the existing residence, the scale is not subordinate or complementary to the existing residence. The addition should provide a break or a reveal between the original structure and addition so it is apparent that they are two separate structures. As proposed, there is not enough "breathing room" between the existing residence and the proposed addition.

6) Color

Criteria met. The proposed addition is a white board-and-batten exterior with a metal roof in a complementary color to the existing single family residence roof. The colors proposed are traditional and identify with the era of the historic residence. Color patterns from this time period were simple, usually with only two different colors used on a building. The white façade with red roofing would be consistent with this and does not use too many different colors. Board-and-batten was a common traditional wood siding type and typical to be painted white.

7) Signs

Not Applicable. No sign is proposed with this application.

8) Landscaping

Criteria met. The applicant has proposed brick and stone hardscaping throughout with a brick wall in front of the existing residence. Plantings are proposed

throughout the site and will be incorporated appropriately to preserve the historic character of the site. The non-plant material is of a type associated with the era of the original structure.

9) Archaeological

Not applicable. No archaeological resources have been identified on site.

B. Alterations to Buildings, Structure, and Site [§153.174(C)]

1) Minimal Alteration

Criteria not met. The proposed rear addition is a similar width and height as the historic core structure in elevation and twice the size in plan. As proposed, the addition overpowers the historic structure. Revisions have been made, but not every reasonable effort has been made to ensure the use of the property will involve minimal alteration of an existing, building, structure, or site and its environment.

2) Conform to character of site

Criteria not met. The proposed addition is much larger than the footprint of the existing residence. The height of the proposed addition in the rear was reduced to 2-foot 6-inches below the eave; however, it continues to nearly the same height of the existing residence. The color and materials are complimentary of the distinguishing character of the period, but the scale and mass is not.

3) Distinguishing qualities should not be destroyed

Criteria not met. The existing structure is a two-story, gable-roof brick house dating to ca. 1855. The residence contains several architectural elements. While the materials are compatible to the existing residence, the character of the residence has been compromised with the scale of the proposed rear addition and diminishes its relevance.

4) Products of their own time

Criteria met. The applicant is proposing to use a contrasting, but period appropriate material, which does not compete with the historic character of the materials of the existing structure. The applicant is proposing a board-and-batten, which is appropriate in this context. The windows mimic the historic nature, but with enough variation to not create a false historic aesthetic.

5) Acquired significance of the site over time

Criteria not met. The applicant is proposing the removal of a portion of addition that appears to have been in the period of significance of the historic residence. This acquired significance should be maintained if structurally possible.

6) Distinctive features

Criteria not met. A majority of the existing residence will be maintained and restored as needed which contains several distinctive architectural features including stone sills, brackets, and Gothic-arc windows. However, the addition will cause a break in the eave at the rear of the existing residence and will remove the decorative brackets and other character features at this location.

7) Architectural features should be repaired.

Criteria met. A majority of the existing residence will be repaired restored as needed which contains several distinctive architectural features. The new material will be replaced in a manner that is reflective of the defining features.

8) Surface cleaning shall be designed to minimize damage.

Criteria met. No sandblasting or other damaging cleaning methods is proposed as part of this project.

C. Additions to Existing Buildings, Structures, and Site [§153.174(D)]

1) Materials should be traditional

Criteria met. The applicant is proposing board-and-batten, metal roofing, and historically appropriate windows which is appropriate in this context.

2) Contemporary designs should not be discouraged when compatible

Criteria met. The applicant is proposing a period compatible design with materials that do not compete with the historic structure.

3) Additions should be clearly distinguishable

Criteria not met. While the wing additions are one-story, the two story addition is nearly the same height of the existing structure and is much larger than the remaining historic building. As the residence exists today, the additions that have been added over time have been one-story in height and subordinate to the historically significant residence.

4) All sites shall be recognized as products of their own time

Criteria met. The applicant is proposing to use a contrasting, but period appropriate material, which does not compete with the historic character of the existing structure. The windows mimic the historic nature, but with enough variation to not create a false historic aesthetic.

D. Dublin Historic Design Guidelines; Additions

Guidelines not met. The proposed addition is ±3,600 square-feet in size. The existing structure is a two story gable-roof brick house dating to ca. 1855. The residence contains several architectural elements referenced in the Historic Dublin Design Guidelines. There are several considerations regarding additions within the guidelines since additions can have a significant impact upon the character and appearance of an existing building. The recommendations include the following:

1) Materials should be traditional, but do not have to match those in the original building. Avoid materials that are not typically from the mid-19th to early 20th century, such as concrete block, rough-sawn siding, or logs. Brick, stucco, and beveled siding or board-and-batten all might be appropriate.

Staff: The applicant is proposing board-and-batten and a metal seam roof which is appropriate in this context.

Consultant: Overall, the style and design materials of the new construction are appropriate and sympathetic to the historic building. They contribute to the rural architectural character of the building, yet are clearly new additions, which is the goal.

- 2) **An addition should be subordinate to the original building. It should be obvious which the original building is and which is the addition. The most common design solution is to keep the addition smaller in scale with its height and roofline below those of the original building and windows somewhat smaller than the original building's windows.**

Staff: While the wing additions are one-story, the two story addition is at the same height of the existing structure and is three times the size of the remaining historic building. As the residence exists today, the additions that have been added over time have been one-story in height and subordinate to the historically significant residence.

Consultant: The consultant states the proposed east addition with the master bedroom is more sympathetic than the west addition containing the multi-purpose room and garage. The east addition is set back from the historic building and does not appear to engulf it in plan or elevation; its height is also nicely scaled down from that of the historic structure so it does not overpower it. The consultant agrees with the design decision to move the mudroom/porch addition back to expose more of the historic building and preserve two character-defining windows on the west side of the house. This small move has a great impact on the historic portion of the home; one can clearly see where the old building ends and the new begins. The consultant does still question the size of the west garage and its prominent location toward the front of the house. *(Note: Although the consultant has noted that the rear addition is more sympathetic, staff still finds this criteria not met in that the addition is not subordinate to the existing historic residence.)*

- 3) **An addition should be located to the rear of the original building, keep the appearance of the original as unchanged as possible.**

Staff: From the front, the majority of the two-story addition is limited the extents of the existing structure with the additions to the east and west, being one-story. However, the mass of the two-story addition could be visible from multiple sight lines.

Consultant: The proposed addition to the rear of the core historic structure contains the kitchen and family room on the lower level and bedrooms on the upper level. The east addition is appropriate in size, scale, massing, etc., but the west addition is almost as wide as the historic core and has the potential to overpower it. There is no "breathing room" between the original and the new. If the applicant cannot reduce the size of the addition and/or push it back farther from the main house, additional landscaping can lessen this impact. Dropping the roof line has helped.

- 4) **Avoid trying to duplicate the original building's architecture and design in the addition and consider simplification of or slight variations from design elements in the original building to help avoid the creation of a false "historic" look for the addition.**

Staff: The applicant is proposing the use of a contrasting, but period appropriate material, which does not compete with the historic character of the existing structure. The windows mimic the historic nature, but with enough variation to not create a false historic aesthetic.

- 5) **Roofline additions such as dormers, skylights, or penthouses should be avoided and close spacing and modest scale of most of the buildings can mean that these kinds of additions result in so much change that a buildings character is adversely affected.**

Staff: No dormers, skylights, or penthouses are proposed with this addition.

5. Recommendation

Staff Recommendation

Planning has reviewed the proposed building addition with respect to the Zoning Code as well as the *Historic Dublin Design Guidelines* and recommends **Disapproval** of the proposed building addition as the review criteria have not been satisfied.