



CITY OF DUBLIN

ARCHITECTURAL REVIEW BOARD
BOARD ORDER

June 27, 2001

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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The Architectural Review Board took the following action at this meeting:

- 2. **Architectural Review Board 01-061ARB – Currie Porch – 5927 Rings Road**
Location: 5.022 acres located on the south side of Rings Road, 530 feet west of Wilcox Road.
Existing Zoning: R-1B, Semi-Rural Residential District (Washington Township).
Request: Review and approval of exterior modifications including an existing porch, steps and patio area.
Proposed Use: Single-Family Residence.
Applicant: Tom and Sally Currie, 5927 Rings Road, Dublin, Ohio 43016
Staff Contact: Warren Campbell, Planner.

MOTION: To approve the application with two conditions:

- 1) That the proposed decorative scrollwork be removed and that the porch detailing be subordinate to the front porch; and
- 2) That a building permit be obtained prior to construction.

*Tom Currie agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The application was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Absent
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION

Carson Combs
Planner

2. **Architectural Review Board 01-061ARB – Currie Porch – 5927 Rings Road**
Location: 5.022 acres located on the south side of Rings Road, 530 feet west of Wilcox Road.
Existing Zoning: R-1B, Limited Suburban Residential (Washington Township).
Request: Review and approval of exterior modifications including an existing porch, steps and patio area.
Proposed Use: Single-Family Residence.
Applicant: Tom and Sally Currie, 5927 Rings Road, Dublin, Ohio 43016
Staff Contact: Warren Campbell, Planner.

Summary and Action Recommended:

This proposal is for the review and approval of exterior modifications to a historic structure that include an existing porch, steps and patio area. The proposal meets the intent of the Old Dublin Design Guidelines, and staff recommends approval of this application with one condition.

Considerations:

- The Old Dublin Design Guidelines recommend retaining original elements of the existing porch to the extent possible. The removal of original elements should be avoided.
- The Old Dublin Design Guidelines recommend against the use of spindles and scrollwork unless they were traditionally used on similar buildings.

Narrative:

Site Location:

The site is located on the south side of Rings Road, approximately 530 feet west of Wilcox Road. The building is a two-story brick house with a sheet metal roof that was built between 1850 and 1860 and has had several additions to the structure. There are several other agricultural outbuildings on the site. The site is rectangular in shape with gently rolling topography and comprises an approximately five-acre site. Cramer's Ditch runs from west to east across the northern third of the site behind the primary structure.

Existing Zoning:

The site and properties to the west, south, and east are zoned R1-B, (Washington Township) Limited Suburban Residential District. Permitted uses within this district include single-family residences, schools, public parks, and churches. Properties to the north include single-family residences as part of the Balgriffin subdivision and municipal park land. Residential properties within Balgriffin are zoned PUD, Planned Unit Development District. Adjacent city lands are zoned R-1B, (Washington Township) Limited Suburban Residential District.

Proposal:

This is a request for the modification of an existing porch, steps, and patio area in need of repair. The existing 35 square-foot porch includes a transom window

above the door that was boarded over likely when the existing porch was added to the west elevation. The plaster underside of the porch has deteriorated significantly, exposing wood slats, and holes have been temporarily patched. The proposed alteration will retain the existing roof, gutters and downspouts, while replacing the existing post and rails with similarly dimensioned and designed wood (25 1/2" box beams). The porch will utilize a king truss feature that is currently located on the front entrance and will incorporate scroll cut cornices that are utilized under the building's eaves. Incorporation of the king truss design will restore the functionality of the transom window, which has been re-opened since its discovery, and improve lighting quality. The retrofitted porch will be painted with *Sear's Weatherbeater* semi-gloss white (#35015) to be compatible with existing trim color and finish.

A wooden deck constructed of 1x4 flooring will also be incorporated to blend with a proposed step design. The decking will be placed atop the existing stone foundation of the porch. The foundation will not be altered as part of this repair and modification. Staff believes that the proposed changes to the porch will improve the functionality of the entrance and enhance the condition of the porch, while reflecting the existing architectural features of the structure.

This proposal includes a plan to replace the existing concrete steps which are cracked and in need of repair or replacement. Visual inspection indicates that the concrete steps were an addition to the original building. Its construction covers a portion of a cellar window on the house. The proposed steps will be constructed of wood and will make a 90-degree turn from the landing onto the existing patio area. Construction will include the use of 4x4 posts, 2x4 railings and 1x1 1/2 spindles. Post caps will be included to match the existing style. If stone matching the porch foundation is found beneath the concrete steps, the applicant will attempt to integrate the stone into the step design. All construction of the porch and steps must meet building code requirements, and a permit will be required.

This application also includes a proposal to cover the existing concrete patio with brick pavers to improve the appearance of the primary entrance. The proposed pavers are proposed as a decorative improvement over the existing poured concrete slab. An existing stone walkway leading from the patio to the existing driveway will also be reconstructed to improve its appearance and function. The existing concrete patio has become cracked, and the stone walkway has become largely covered by soil and grass. While no specific materials have been submitted, staff believes the proposed improvements will improve the character and visual quality of the entrance area, and will be more functional for users.

Staff Recommendation:

Staff believes that the proposed modification to the porch, steps, and patio on the west elevation generally meets the intent of the Old Dublin Design Guidelines and uses design cues from the existing architectural treatments. Staff recommends approval of the proposed modification with one condition:

- 1) That a building permit be obtained prior to construction.