

17-083ARB-INF– YODER RESIDENCE

Reviewing Board

Architectural Review Board

Site Location

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

Proposal

Informal Review of a proposed building addition.

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

Staff Recommendation

Planning recommends the Board consider this proposal with respect to compatibility with surrounding historical context, layout, scale, and architectural concept.

Contents

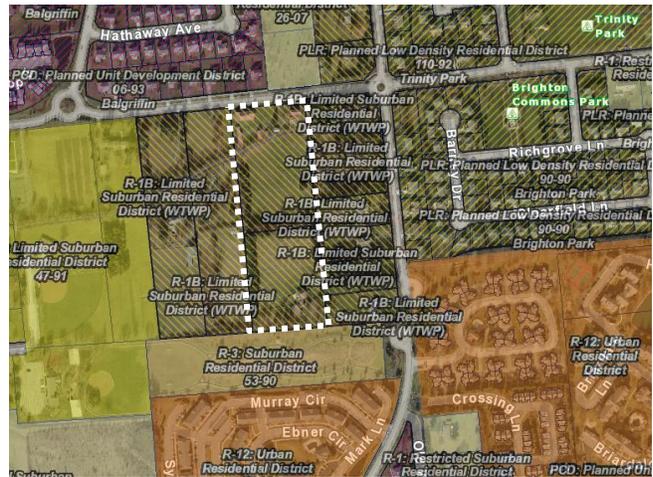
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Case Manager

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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.



Discussion Questions

- 1) Does the Board support the demolition of the existing additions and accessory structure?
- 2) Does the proposed scale and mass of the addition fit with the historic nature of the existing structure?
- 3) Is the Board supportive of the proposed design concept as it compares the Design Guidelines for additions?
- 4) Other considerations by the Board.

A. Context Map

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



	<p>17-083ARB Architectural Review Board - Building Addition Yoder Residence - Building Addition 5927 Rings Road</p>	<p>0 150 300 Feet</p> 
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B. Overview

A. Background

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.

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

a. 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.

b. 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.

c. 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)

d. Road, Pedestrian and Bike Network

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

C. Proposal

a. Summary

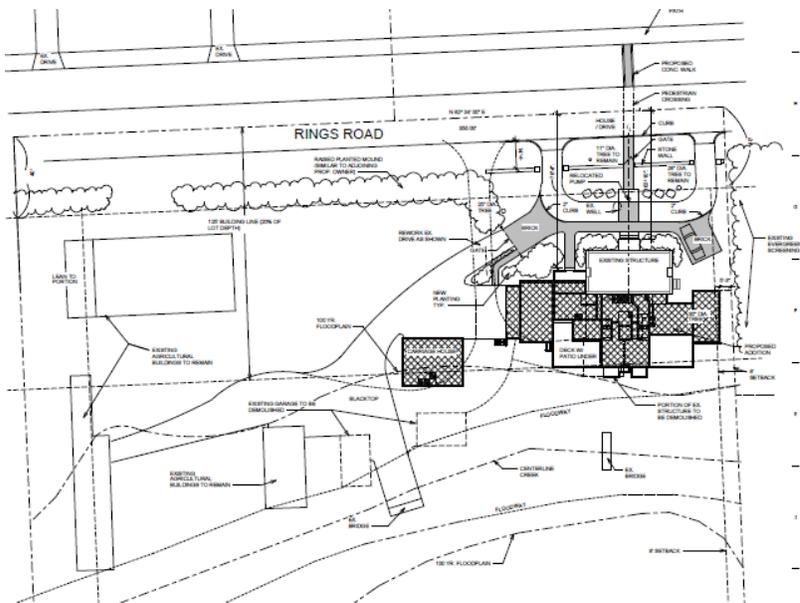
This is a proposal for informal review and feedback for a proposed 3,576 square-foot addition to an existing historic single-family dwelling. Construction of a detached accessory structure (carriage house) is a part of this request. The smaller of the two existing garages (the east garage) will be demolished in the current proposal as well. A demolition application has been filed with the city.

b. 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.

c. 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



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.

d. Historic Preservation Consultant

Staff requested a review of the 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.

e. Architecture

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.

The applicant is proposing a two-story main addition directly behind the existing structure which will contain living space and bedrooms above. A flanking one story master bedroom addition to the east and garage and a living space one-story addition to the west. A walk-out basement will be below the addition.

f. Landscaping

The applicant is proposing landscaping and hardscaping throughout the site. The driveway is proposed to be extended and a hardscaped patio with pool is proposed behind the proposed addition. A variety of plants and shrubs will be added throughout the site. The applicant including entry drives and landscaping to highlight the existing

original home and screen additions as seen from the right of way and the park across the street.

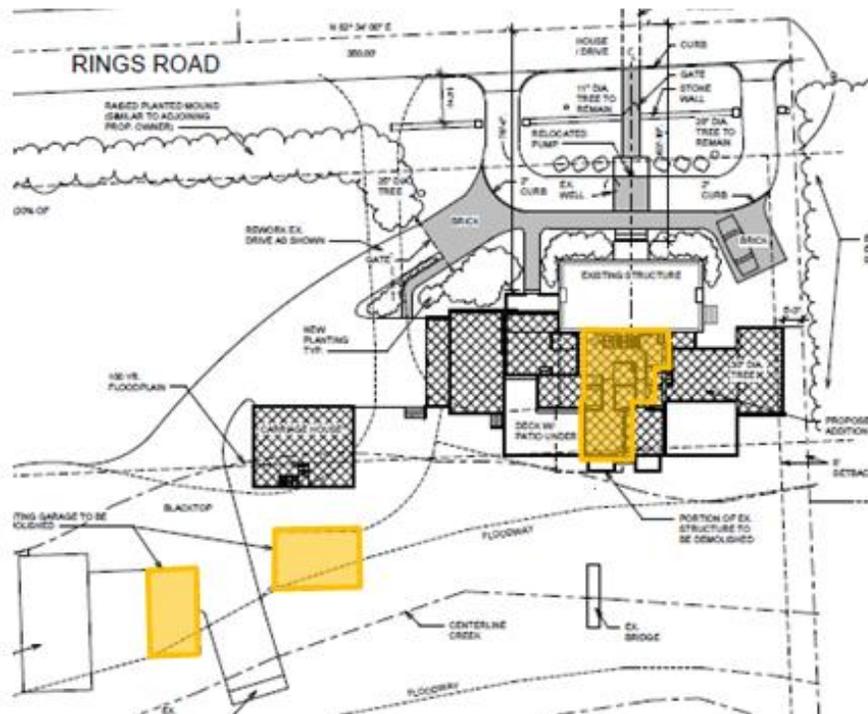
D. Informal Review Discussion

Planning recommends the Board consider this proposal with respect to the surrounding context and architectural mass/form and conceptual character proposed. The following analysis provides additional details.

1) Demolition Request

Does the Board support the demolition of the existing additions and accessory structure?

The applicant is proposing to demolish a detached accessory structure (garage) on the site and the additions made over time to the existing structure and. The applicant has submitted a separate application to be reviewed by the Architectural Review Board at a future meeting. The portions to be demolished are highlighted in yellow on the plan below.



Staff: The overall property is part of the National Historic Registry under the Washington Township Multiple Resource Area designation, which includes all of the structures on site. The addition appears to have historic character with attributes of the time period when constructed.

Consultant: The brick extensions to the main house may be original or very early additions to the building. As such, they may contribute to the historic character of the National-Register listed building. It is recommend to avoid removing historic material if at all possible, especially if it is in good condition. (Exceptions can be made for deteriorating materials or structures that pose a health and safety issue,

but documentation must be provided.) It also appears that several windows in the existing historic core building will need to be removed, modified, or enclosed. These windows are character-defining features of the National-Register eligible property and should be maintained if possible.

2) Consistency with Historic Dublin Design Guidelines

Is the proposed scale and mass of the addition appropriate for the historic nature of the existing structure and site, particularly in reference to the Historic Dublin Design Guidelines?

The proposed addition is 3,576 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 a board-and-batten, which is appropriate in this context.

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 proposed west addition, on the other hand, is almost the same width and height as the historic core structure in elevation and almost twice the size in plan. It overpowers the historic structure. There is no "breathing room" between the historic building and the new; the new addition almost completely engulfs the old. This will be apparent along the front and side of the building exposed to the public street. Preferably, any large addition (such as the three-car garage) should be to the rear of the property where it is not visible from the street and will not have a significant visual impact on the historic structure. Any addition should set back from

the front of the main house, possibly along the 80' building line, so it does not compete with the original structure.

- 3) And 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 visual 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. Although it will have limited visibility from the street (hopefully), the addition still overpowers the original structure since it is almost the same size in plan and elevation. And like the proposed west addition, there is no "breathing room" between the original and the new.

- 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 using 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.

3) Design and Character

Does the proposed architectural design, character, and mass of the proposed addition respect the integrity of the existing structure?

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. 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.

Staff: The applicant is proposing to use a contrasting, but period appropriate material, which does not compete with the historic character of the existing structure. While the materials may complement the historic character, the size of the addition would not be considered subordinate to the existing historic structure.

Consultant: 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 proposed west addition, on the other hand, is almost the same width and height as the historic core structure in elevation and almost twice the size in plan. It overpowers the historic structure. There is no “breathing room” between the historic building and the new; the new addition almost completely engulfs the old. This will be apparent along the front and side of the building exposed to the public street. Preferably, any large addition (such as the three-car garage) should be to the rear of the property where it is not visible from the street and will not have a significant visual impact on the historic structure. Any addition should set back from the front of the main house, possibly along the 80’ building line, so it does not compete with the original structure.

E. Recommendation

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Architectural Review Board to provide non-binding feedback to an applicant regarding the intended development. Planning recommends the Board consider this proposal with respect to the Zoning Code and the Historic Dublin Design Guidelines. Summarized below are suggested questions to guide the Board’s discussion.

Questions

- 1) Does the Board support the demolition of the existing additions and accessory structure?
- 2) Does the proposed scale and mass of the addition fit with the historic nature of the existing structure?
- 3) Is the Board supportive of the proposed design concept as it compares the Design Guidelines for additions?
- 4) Other considerations by the Board.