



## PLANNING REPORT

# Architectural Review Board

Wednesday, February 22, 2023

## 87 S. HIGH STREET 23-006INF

<https://dublinohiousa.gov/arb/23-006>

### Case Summary

|                         |   |
|-------------------------|---|
| Address                 | 87 S. Riverview St, Dublin, OH 43017  |
| Proposal                | Informal review and feedback for a rear addition and restoration of an existing two-story building in the Historic District.                      |
| Request                 | This is a request for non-binding review and feedback of a future development application.  |
| Zoning                  | HD-HS, Historic South District  |
| Planning Recommendation | <u>Consideration of the Discussion Questions</u>  |
| Next Steps              | Subsequent to informal review and feedback, the applicant may apply for a Minor Project to be considered by the Architectural Review Board (ARB). |
| Applicant               | Brad Schoch, Architect  |
| Case Manager            | Rati Singh, Planner I<br>614.410.4533<br><a href="mailto:rsingh@dublin.oh.us">rsingh@dublin.oh.us</a>   |

Site Location Map

23-006INF | 87 S. High Street



Site Features

- 1 Present Building
- 2 Proposed Courtyard
- 3 Proposed Rear Addition



## 1. Background

### Site Summary

The 4,950-square-foot lot is zoned HD-HS, Historic South District, and is located approximately 55 feet northwest of the intersection of Pinney Hill Lane and S. High Street. The site has 30 feet of frontage on S. High Street and Mill Road. The site contains an existing building built c. 1840. There is a small well house directly to the rear of the existing building on the northern elevation.

The existing building is Greek Revival with characteristics of American Vernacular. The building has front-facing low-pitched gables and an emphasized cornice line. It is two rooms deep with double entry, originally designed to be residential. The decorative dentil frieze board along the front façade is not original to the structure but remains a distinctive feature of the current building. The Historic and Cultural Assessment (HCA) notes that this is a contributing front gable roof vernacular structure constructed during the period 1820-1880 including the well house; however, the well house was not assessed.

Beyond the well house lies a communal parking lot tied to the 83 and 91 S. High Street properties. The previous cross-access agreement has been vacated (document included). Construction of this project may impact parking and access to 91 S. High Street, as described herein.

The surrounding properties to the north and south contain buildings of Victorian design with similar American Vernacular elements. As with most properties lining S. High Street, the building has a shallow front yard and is in close proximity to neighboring structures on the street.

### Case History

The applicant applied for an Informal Review in January 2021 to demolish the existing well house, modify the existing building, and construct a 2,000 SF addition on the 0.11 acre site. The Architectural Review Board (ARB) reviewed and provided non-binding feedback. The Board provided the following comments:

- General support for retaining the historic character of existing building.
- General concern regarding demolition of existing well house and encouraged applicant to incorporate it into the design.
- General concern regarding the massing and scale of the new addition, particularly from alley.
- General concern regarding the connection between the existing structure and the proposed structure and preferred detached connection.

The applicant has made the following updates to the plans in response to the January 2021 meeting:

- Retained more of the historic character of the building.
- Restored the well house within the breezeway which connects existing historic building to the new proposed construction.
- Simplified the form as a sensitive connection to the existing historic building.
- Proposed to create a transparent breezeway.

## 2. Zoning Code

### Historic District – Historic Residential District

On February 22, 2021, City Council approved amendments to the ARB section of the Zoning Code, which removed the Historic District from the Bridge Street District and established updated zoning requirements. March 23, 2021 is the effective date of this Ordinance, and future applications are subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Districts to Historic Zoning Districts, which was also approved by City Council on February 22, 2021.

The property, previously zoned BSD-HR, was zoned to HD-HS, Historic South District with the area rezoning. The intent of the Historic South District, as outlined in the Code, is to “focus on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles”. The Site Development Standards within the Code identify setbacks, lot coverage, and building height.

### Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

Additionally, Staff consulted with Karen Bokor, a new consultant, for a historical analysis and design review to provide preliminary feedback regarding opportunities for the proposed home to align with the context of the Historic District and *Historic Design Guidelines*. This report includes recommendations provided from the consultant, which align with Staff recommendations for the future development of the site. The full report has been included in the packet for the Board’s consideration.

## 3. Project

The applicant is proposing to construct an addition to the historic structure with a single story breezeway joining the historic building to the new construction. The proposal includes removing the parking lot connection between the properties located at 83 S. High Street and 91 S. High Street and re-establishing 87 S. High Street as an insular site. The proposal generally aligns with the City of Dublin *Historic Design Guidelines* and Code.

The applicant proposes to add a ±2,000 SF addition to the existing 1,091 SF house. Code criteria in Table 153.173A notes that no single building in this zone shall not exceed 1,800 SF; a Waiver would be required at MPR should the Board be supportive of the request. Total lot coverage at this early stage is approximately 3,123 SF, including a patio and water feature, which meets Code criteria for allowable lot coverage.

To accommodate the proposed development, the applicant is deconstructing the existing well house and proposes to reconstruct it within the new breezeway to highlight its historic influence. The Guidelines, Section 4.13, speaks to the importance of outbuildings and their goal

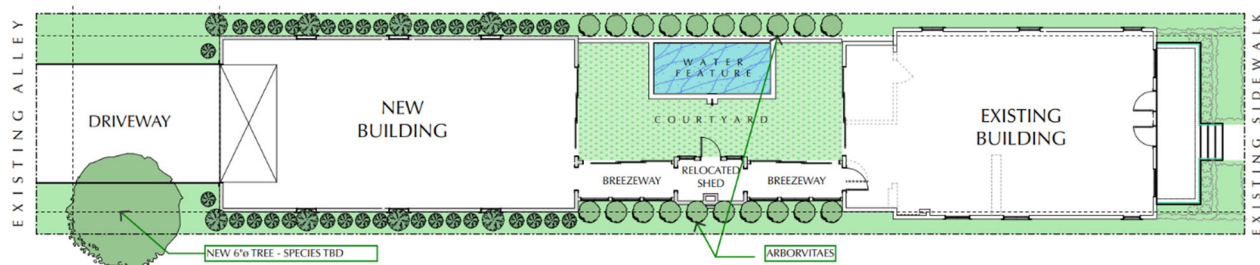


for preservation. The Board is asked to consider whether the deconstruction of the shed is appropriate and if a demolition permit will be required.

### Site Layout

Front yard setbacks will not be impacted. The proposal meets the 3 feet minimum side yard setback as required. Rear yard setback requirements are 25 feet, and these appear to be met. The entire site is proposed to be landscaped, and the existing tree at rear of the site is proposed to be replaced with a new tree with a minimum 6" caliper.

The proposed breezeway passes through the newly-created court-yard with a proposed 36" deep water feature and restored historic metal water pump. The courtyard has a short stone masonry wall on the north side. This wall will create privacy from the neighboring site.



*Site Plan*

The proposed breezeway on the south side of the site will impact the ADA access for 91 S. High Street. Currently, this property's ramp ends at the property line of 87 S. High Street. The revised easement agreement allows each of the owners to make improvements of their properties including the shared areas, and the 91 S. High Street owners are aware of these changes. Further, the remaining parking spaces at 91 S. High will no longer have a backing area for maneuverability, and it is not clear that the business will have the minimum required parking. This applicant will need to address these issues with their next application.

### Scale, Mass, and Height

The proposal is for an addition to the existing 1,091 SF building. The two-story addition is proposed with a footprint of  $\pm 2000$  SF. The height of the existing building is 21 feet and 2 inches from established grade to the peak of the roof. The proposed height of the new structure is 23 feet and 1 inch measured in the same manner. There is grade change at the rear of the site, and that allows the applicant to achieve the needed height without having a ridge taller than the existing building. At MPR, the applicant shall measure buildings heights to the mid-point of all gables, as required by Code.

The Guidelines recommend the overall character of additions, including location, mass, scale, height, materials and roofline to be subordinate to, and preserve the integrity of, the existing structure. The use of windows in the narrow breezeway creates a transparent connection between the existing building and the proposed addition, which creates an appropriate separation between the historic and new structures.

## Architectural Details

The existing historic building proposes some internal structural changes to accommodate the needs of the family. The rear façade of the existing historic building will be rebuilt with some changes which will reflect those internal layout accommodations. The roof of the entire building will be replaced by standing seam metal roof.

The historic building is connected with the new building via a breezeway with the relocated well house as a focal feature. This 190 SF breezeway is proposed with glass walls on both sides. The well house is intended to be reconstructed using the maximum possible materials from the original well house.

The rectangular addition to the rear of the historic structure is finished with board and batten wood siding and consists of two car garage and a master bedroom on the first floor and two bedrooms on the second floor along with attached restrooms for each bedroom. The addition is a front-facing gable form with large shed dormer openings towards the north and south.

## Elevations

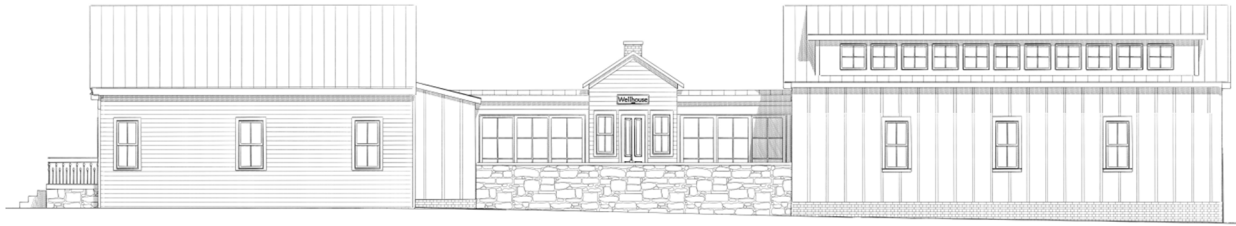
### *East Elevation: South High Street (Front Elevation)*



The historic east façade is to remain unchanged to preserve the pedestrian interaction on S. High Street. The windows would be replaced with the original muntin patterns, along with a new porch and new railing. There is a visual change in the elevation with the addition of the new construction and resulting visibility of the gable roof behind, as shown. The new roof pitch would be 3:12. The existing pitch is 8:12. As per Section 153.175 of Historic District Zoning Code, to reinforce the traditional development character of the district, a pitch between 6/12 and 12/12 is required unless otherwise architecturally appropriate by the ARB. A Waiver will be required to support the pitch of 3:12.

### *North Elevation*

The north elevation contains two prominent sections, which forms the overall building, a front gable facing S. High Street (on the left) and a front gable facing Mill Lane. The rear facade of the existing building and the new construction is proposed as board and batten siding. The low stone masonry garden wall is shown in between the two buildings. The new breezeway with restored well house can be seen behind the garden wall. The first floor of the new construction has window openings in a similar grid to the existing structure, and the upper floor has series of dormer windows.



#### *South Elevation*

The south elevation is very similar to north elevation from the front and rear. Between the two buildings is the proposed breezeway, glass connector, and the relocated/restored well house. The well house's reconstructed red brick chimney is located in between.



#### *West Elevation: Mill Lane Elevation (Rear Elevation)*

The west elevation contains a two-car garage with traditional style doors and windows. A ganged double-hung window is proposed on this elevation, centered between the garage doors. The shed dormers on the north and the south sides of the rear addition are visible on this elevation.



## **4. Storm Water Management**

The proposed building encroaches into the existing parking lot ponding area. As the project moves forward, storm water management and the impact of this construction will require additional review and coordination with staff.

## **5. Discussion Questions**

- 1) Does the Board support the deconstruction/reconstruction of the existing well house?
- 2) Does the Board consider this a demolition that would require specific review and approval?
- 3) Does the Board support the updated mass and scale of the home and its response to the Guidelines?
- 4) Does the Board support the Waivers to the building area maximum and building roof pitches?
- 5) Does the Board support the updated conceptual architectural character and details of the home, including roof lines and series of dormer windows?
- 6) Other considerations by the Board.