



PLANNING REPORT

Architectural Review Board

Wednesday, May 24, 2023

JAMES DAVIS HOUSE ADDITION 23-022ARB-MPR

www.dublinohiousa.gov/arb/23-022/

Case Summary

Address	5707 Dublin Rd
Proposal	Construction of a two-story residential addition and relocation of a shed on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	PUD: Llewellyn Farms
Planning Recommendation	<u>Approval of Waivers</u> <u>Approval of Minor Project Review with conditions.</u>
Next Steps	Upon review and approval of the Waivers and Minor Project Review (MPR) from the Architectural Review Board (ARB), the applicant may file for a building permit through Building Standards.
Applicant	Heidi Bolyard, Simplified Living Architecture (614) 774-2490 kara@simplifiedarchitecture.com
Case Manager	Rati Singh, Planner I (614) 410-4533 rsingh@dublin.oh.us

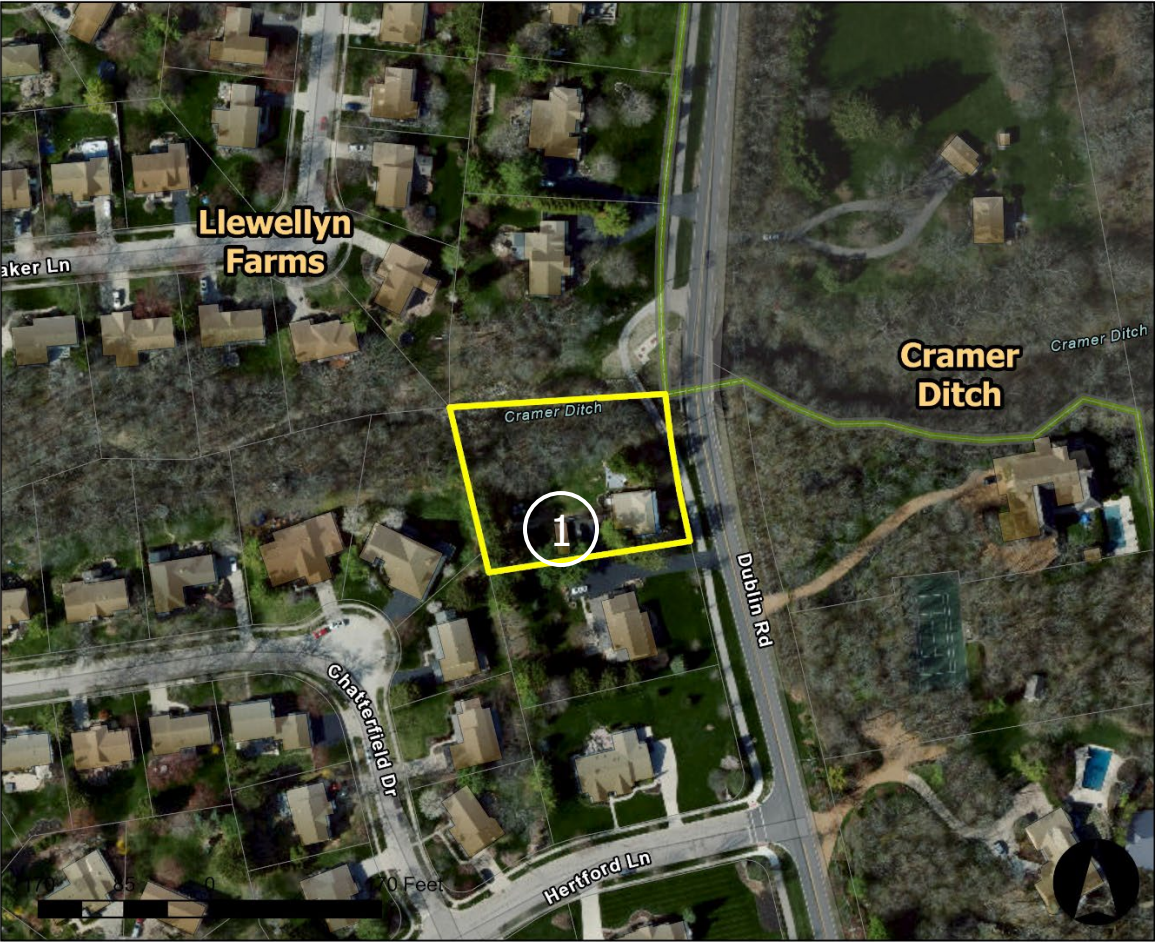
Site Location Map

23-022ARB-MPR
James Davis House Addition



Site Features

- 1 Existing Shed



1. Background

The 0.75-acre site has approximately 150 feet of frontage along Dublin Road west of the Scioto River. The home is located north of the intersection of Dublin Road and Hertford Lane. The north side of the site is bounded by a tree row and the Cramer Ditch stream, and the remainder of the property is surrounded by modern single-family homes.

The historic James Davis home is a Greek Revival with Italianate architectural elements that was erected circa 1840, and is individually listed in the National Register of Historic Places.

The home's original use was for agricultural purposes, with its present use as a single-family two-story home. Simple, large cut stone quoins and a recessed entry distinguish the front-facing historic façade. The façade is symmetrical, with four fenestration bays and operable shutters. The hip-gabled roof has two wood-burning fireplaces on the north and south elevation and wood brackets at the eaves reflecting the simple design elements. The home has a rectilinear footprint, and the simplified elevations characterize all the façades.

Site Characteristics

Natural Features

The site contains a grade change from south to north, where the Cramer Ditch runs along the northern property line. The site also contains a significant number of large, mature, 12-inch caliper spruce trees just north of the home, adjacent to the requested addition.

Historic and Cultural Facilities

In 2017, City Council adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, cemeteries, and stone walls; this property is listed in Appendix G (Properties outside Architectural Review District Located on Ohio Historical Inventory).

Road, Pedestrian and Bike Network

The site has frontage on Dublin Road, and access is provided by a shared asphalt driveway south of the home. A City of Dublin shared-use path crosses the front of the property and is parallel to Dublin Road.

Utilities

The site contains an existing 16-inch water main in a 27.5-foot easement which runs along the west side of Dublin Road and bends before the creek culvert.

History

April 2023

In April 2023, the Board reviewed the MPR application to construct a two-story residential addition and relocate a shed on a 0.75-acre site zoned Planned Unit Development. The Board expressed concerns and tabled the application. In addition, staff previously consulted with Karen Bokor, the City's historic preservation consultant, for a design review and to provide feedback on the proposed addition. Below are the Board's and consultant's concerns, the italics below indicate the current status of the comments:

- Shared driveway: The Board addressed the public comment and concerns from the owners of 5715 Dublin Rd. The Board recommended applicant should present the legal easement agreement between the two parcels prior to any construction. *An easement agreement was shared with staff by the applicant outlining the details of the shared driveway. Staff has confirmed this matter should be handled between the two private parties and is not within Staff or the ARB's purview.*
- Front Elevation: The Board expressed concerns with the proposed front elevation stating the applicant should retain the iconic character of the elevation facing Dublin Road. The Board did not support any addition that would be wider than the existing home. *The applicant has updated the design proposal and reduced the width of the proposed expansion to not extend beyond the width of the existing home.*
- Massing: The Board and the consultant expressed reservations about the massing, with the recommendation that the proposed addition be more subordinate and thus, better able to meet the Guidelines. Additionally the Board expressed concerns that the varying roof pitches, complex forms, and dormer windows do not address the existing character. *The proposed addition is now reduced in mass making strides, the forms have been simplified and the dormers removed to address Board comments. Staff has minor remaining concerns, discussed further in the report for the Board's feedback.*
- Hyphen: The Board discussed accommodations to make the hyphen smaller. *The applicant reduced the hyphen footprint width and added a porch at the north façade.*

Materials: The Board suggested exploring and using two materials maximum, including lap siding as an option, also suggested by the consultant. The Board encouraged creating appropriate architectural and design breaks to avoid monotony. The Board also expressed concern with the extensive use of stone veneer. *The applicant proposes using cement board lap siding throughout, with stone veneer finishes at the foundation, headers, and sills to address ARB's concerns.*

- Height: The Board and the consultant expressed more significant concerns with massing; if appropriately addressed, the overall height could be acceptable. The applicant was asked to include building sections to show the massing and heights. *The applicant has included sections showing the building heights in the updated proposal, along with two elevation options.*
- Design alternatives: The Board suggested simplifying the design and asked the applicant to explore a detached garage as an option. *The applicant simplified the overall design and garage forms with the proposed attached garage.*
- Informal Review: Board suggested conceptual reviews which could benefit the design. *The applicant is pursuing the current proposal as a MPR application.*

May 2022

The owner uncovered a well during the demolition of an existing wood deck and construction of an outdoor patio previously approved by the ARB. Planning staff administratively approved preservation and covering of the new-found well.

February 2022

ARB approved a MPR for deck removal and the installation of a stone and gravel patio.

September 2021

ARB approved a MPR to install of a 72-square-foot shed; now requested to be relocated.

May 2021

ARB approved a MPR for replacement windows and a new entry door.

Process

For MPRs in Historic Dublin and Appendix G, the ARB is the final reviewing body. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects.

2. Zoning Code

The site is zoned PUD: Planned Unit Development District – Llewellyn Farms. Development standards for setbacks, lot coverage, and accessory structures defer to R-3 zoning. The buildable area, in which an addition may be located, is defined as follows:

Setbacks:

- Side: 8-feet on each side; 18-feet total side yards
- Rear: 50-feet

Lot Coverage: No more than 30% covered by structure, 45% maximum lot coverage

The maximum permitted height for a single-family home in the R-3 zoning district is 24 feet to the mid-point of the eaves.

Historic Design Guidelines

The Guidelines supplement the Code and should be considered when projects related to site design are proposed for Appendix G properties. Comments relating to the proposal's ability to meet these Guidelines are included throughout the report.

3. Project

The applicant is requesting review and approval of a MPR for the construction of a two-story addition to the historic structure and relocation of the shed at the southwest corner of the parcel.

Site Layout, Setbacks, and Lot Coverage

The proposed addition consists of a footprint similar to the existing footprint, sited toward the rear of the historic house. The addition is connected via a hyphen at the west façade of the historic structure. The siting of the addition maintains a significant setback from the floodplain area to the north of the home.

The proposed home meets the side setbacks. The minimum rear yard setback is 20-percent of the lot depth, up to 50 feet. A backyard setback of 50 feet is required based on the lot's depth. The proposed addition meets the setback requirements. The existing shed is being relocated at

the southeast, meeting the rear yard and southeast setbacks. A new sidewalk connects the shed to the driveway.

The maximum permitted lot coverage in the R-3 zoning district is 45 percent, with building coverage limited to 30 percent. The proposal increases the existing lot coverage calculation from ± 9.1 percent to ± 14.6 percent. Building coverage also increases from ± 4.6 percent to ± 9.5 percent. These requirements are met.

Scale, Mass, and Height

The applicant requests to add $\pm 2,200$ SF to the existing $\pm 2,346$ SF historic structure. The historic structure has a rectangular footprint and is two-story, 27'4" tall in the front and one-and-a-half stories at the rear with a height of 20'6". The proposed addition is approximately 22'7" feet tall at the rear, meeting Code requirements. The height of the hyphen is 12'7".

Design Alternatives

Based on the previous conversation at the April ARB meeting, Staff worked with the applicant to create a few design alternatives to present to the Board. Staff seeks Board feedback on the same; however, an analysis is done below and recommendations are in the conditions of approval.

West Elevation – Dublin Road

The west elevation of the home remains unchanged, retaining its historic character. The Board and the consultant did not support any addition that would be wider than the existing home. The applicant made design changes to meet the Guidelines and address section 4.12 (B). The staff appreciates the applicant addressing this concern and meeting the intent of the Guidelines.

North and South Elevations

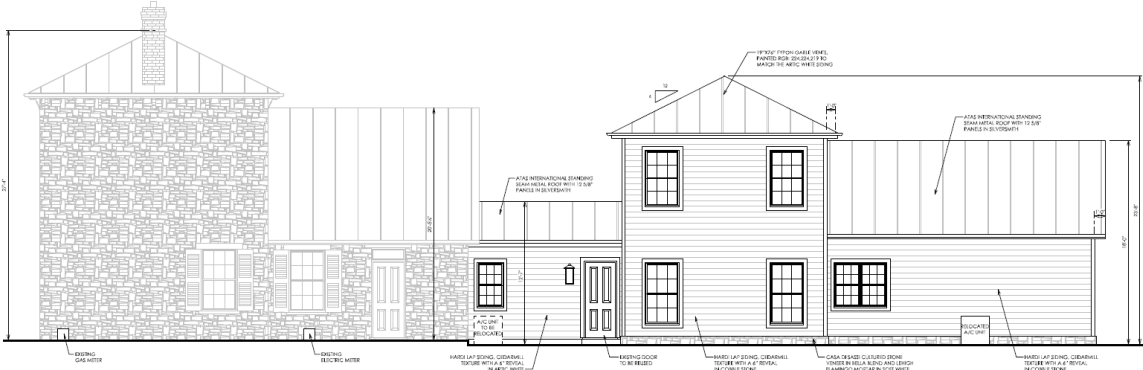
The northern elevation below in Option A shows the hip-gabled historic façade facing Dublin Road and a side-gabled one-and-a-half-story form at the rear. The 6:12 pitch, side gable hyphen connects the rear façade of the historic home to the proposed two-story building addition, which has a reduced-width hyphen and connects the two-story addition and a two-car garage at the rear. This hyphen provides an appropriate break between the new and old structures, as anticipated in Guidelines Section 4.12C.

The main portion of the addition, parallel to Dublin Road, has a roof pitch of 6:12 and a building height of 22 feet, 7 inches. The rear portion has pitches of 3:12, 4:12, and 6:12. Staff recommended simplifying the rear roof pitch further, and the applicant has provided Option B to show a different alternatives.

Staff recommended simplifying the roof pitches to be more in keeping with the simplicity of the historic structure with a potential solution of using a hipped gable form for the main portion of the addition and a single gable for the garage. The applicant explored the staff-requested changes with Option B using the hipped gable and removing the shed roof on the garage. This results in the main addition to the house being taller; however, it matches the iconic form of the historic house and appears to be more subordinate in overall massing. The design alternatives are demonstrated in Options A and B below.



Option A - North Elevation



Option B - North Elevation



Option A - South Elevation



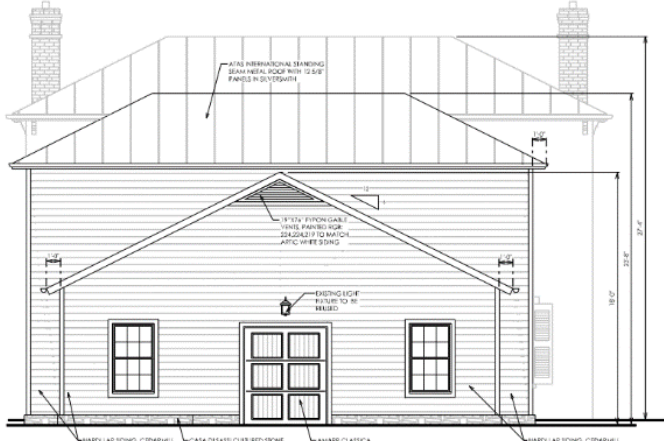
Option B - South Elevation

Rear Elevation

As outlined above, staff recommends simplifying the garage roof pitches to be more in keeping with the simplicity of the historic structure, which is demonstrated in the two design options.



Option A - Rear Elevation



Option B - Rear Elevation

Design Option Analysis

Staff summarized the design options below for the roof of the addition and the attached garage. Staff looked to the Historic Design Guidelines, Section 5.3 regarding roof pitch and form to inform the design, especially that the design should be similar to the surrounding building. The historic home has a hip gable roof and a front gable at the rear. Design B or a hybrid option could help create a cohesive design form that aligns more clearly with the Guidelines.

Topic	Design A Analysis	Design B Analysis	Hybrid Option
Addition Roof	<ul style="list-style-type: none"> • Allows lower elevation, no taller than historic cross gable. • Form not matching original roof structure, iconic to house. • 2 Fypon gable vents, require Waivers • Window placement is consistent with historic window placement • Vertical siding could be included in gables to break monotony of form 	<ul style="list-style-type: none"> • Taller than original cross gable by approximately 1' (Addition could be set into slope to lower height) • Matches iconic form of main house • Is more subordinate in overall massing • No gable vents required 	<ul style="list-style-type: none"> • Hipped gable roof on the main portion of the addition (Option B)
Garage Roof	<ul style="list-style-type: none"> • Shed roof allows lower overall height • 3 different roof pitches on addition (3:12, 4:12, 6:12) adds to complexity • 2 roof pitch Waivers required 	<ul style="list-style-type: none"> • Taller profile, but could be lowered into slope • No roof Waivers required • Form is simplified like historic house 	<ul style="list-style-type: none"> • Shed-roof option for the garage (Option A)

Materials

Stucco/schmear and stone are the main materials on the existing rear façade. It has an existing front gable roof at the back. The proposed addition is to be clad primarily in a combination of Artic White (manufacturer finish) to match the existing shed and Cobblestone (manufacturer finish) colored fiber cement horizontal siding, plus cultured stone. The proposed hyphen is clad in Artic White, horizontal Hardie lap siding in a cedar mill texture. Staff recommends using smooth texture to better match the historic wood siding. The light grey/beige stone water table has been reduced in height, based on comments from the Board. The water table is proposed

as Casi Di Sassi (Bella Blend) with Lehigh/Flamingo mortar. Staff recommends providing a stone and mortar mockup, as it appears the proposed color combination is too cool for the existing stone and mortar.

All the windows are aluminum-clad wood, from Marvin, double-hung with a six-over-six pattern in a Stone White color. The Board previously approved these windows for the existing historic home in May 2021. The applicant also proposes to use cultured stone headers and sills at new windows and doors; however, staff has not seen details of these, and the impacts, either positive or negative, could be significant. Staff seeks the Board's input on these features, and a recommended condition of approval addresses this.

All the window trims, fascia, rakes, and soffits are to be painted with Sherwin Williams paint to match existing blue/grey trim. The applicant proposes to use Fypon gable vents painted to match the Artic White siding. A Waiver will be required, included herein. The metal roofing colors will match the existing roof color, ATAS Metal Roof, in silversmith color, which staff supports.

An existing door is used as an entry to the patio. The proposed man door is to be a wood custom door, stained to match the garage doors. The proposed garage door is to be heavy-gauge steel, coated in a 5-layer paint system, from Amarr Classica, Cortona Style in Walnut Finish. This would require a Waiver, contained herein.

The applicant has reduced the hyphen link by creating a porch facing south. The applicant proposes to use an architectural corbel similar to the historic home, as recommended by the consultant. Staff defers to the Board on this element.

The existing historic façade has two downspouts, not seen. There are no new roof drains. Gutters for the entire new addition are 6" half-round and will match the existing gutters on the historic home. The gutter, windows, and other details remain the same throughout the proposed addition. The HVAC unit is relocated at the rear, as shown.

For lighting, the *Historic Design Guidelines* recommend fixtures that are scaled appropriately and simple in design. Anchorage wall-mount lights in Oiled Bronze are proposed at the side entrance and at the garage doors; these are acceptable.

Site Analysis

The site slopes up toward the rear of the lot and away from Cramer Ditch. Based on the information the applicant provided, the site's topography is fairly level based around the proposed addition. The addition is currently proposed to be on a continuous grade with the existing structure and with a 9-foot basement; however, if the addition, or just the garage, were dropped one foot from the foundation of the existing house, massing issues could be greatly improved, and concerns about the height of Design B could be addressed. This would require that access to the west garage door be inset into the slope, along with the new driveway apron; however, it would provide an opportunity to repeat stone retaining walls elsewhere on the property. A grading plan would be required to fully evaluate this option. Another way to achieve this is to drop the ceiling height in the basement to a more-standard 8 feet.

6. Plan Review

Waiver Review

153.174 (B)(4)(C)(1) : Roofs shall not be sloped less than a 6:12

Request: 4:12 at Hyphen roof pitch, 3:12 at the Garage (Options A, B, and Hybrid)

Criteria

Review

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| <p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p> | <p>Criteria Not Met:
 The proposed roof slopes may be appropriate and will reduce the height and massing; however, the garage addition could be designed to avoid these Waivers, as in Option B.</p> |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p> | <p>Criteria Met: The location of the hyphen and the rear roof pitch will not impact the historic context, since it is located at the rear of the historic home.</p> |
| <p>3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i>, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.</p> | <p>Criteria Met: The location and design of the both the roofs are meeting the Guidelines.</p> |
| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criteria Met: The Waiver is requested for a compatible design.</p> |
| <p>5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and</p> | <p>Criteria Met: The Waiver is requested for a compatible design. It will not impact the quality or any development feature.</p> |

other similar
development features
than without the Waiver.

6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter. **Criteria Met:** The Waiver request is appropriate to address the Code requirements.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district. **Not Applicable:** The use of the property will remain the same and is appropriate to the zoning district.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%. **Not Applicable:** The Waiver is neither a numeric nor dimensional request.
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply. **Not Applicable:** The Waiver request is not to a determination of contributing or a noncontributing status.

Waiver Review

153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.

Request: Use of triple layered heavy gauge steel garage door (Options A, B, and Hybrid).

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Not Met: This is a personal selection of the applicant.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The door is a triple-layered, heavy-gauge steel with 5 layer paint system. It will not impact the historic context and is located at the back of the structure.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criteria Met: The proposed garage door minimizes maintenance issues, therefore ensuring a long-lasting design, which is a goal of City policy.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Not Met: The request is made to avoid maintenance and thus, for convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar	Criteria Met: The garage door appears to be high-quality and is appropriate in design for this project. Deferred maintenance can be avoided with more durable materials, such as proposed.

development features than without the Waiver.

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| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p> | <p>Criteria Met: The Code is appropriate, and provides the opportunity to seek such Waivers.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Not Applicable: The use will not change with this Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Not Applicable: A numeric Waiver is not sought.</p> |
| <p>9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p> | <p>Not Applicable: The request does not affect contributing status of the building.</p> |

Waiver Review

Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Fypon for gable vents (Options A, B, and Hybrid).

Criteria	Review
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| <p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including</p> | <p>Criteria Not Met: The request for this material is to create an architectural feature and for ease of maintenance. With Option B, Fypon vents are not necessary except on the garage.</p> |
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easements and rights-of-way.

2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.

Criteria Met: The location of this material is such that the viewer cannot perceive that it is not wood.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.

Criteria Met: The use of this material ensures good maintenance in the future, thus meeting Guidelines and policies.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criteria Met: The applicant's justification for using this material is to create an architectural feature.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Criteria Met: This result of this request will not be discernable from the public rights-of-way and does ensure better maintenance in the future.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criteria Met: The new Code allows the option of requesting alternative materials; changing the Code would not be appropriate.
7. The Waiver does not have the effect of authorizing any use that is not otherwise

Not Applicable: The use of the property will not change.

permitted in the applicable zoning district.

- 8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: No numeric Waiver is sought.

- 9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.

Not Applicable: The request does not affect contributing status of the building.

Minor Project Review

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met with Conditions/Waiver: Staff recommends the design solution provided in Option B to best meet the Code and Guidelines, especially if the grade on the addition is lowered, or the basement ceiling is lowered.
2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable. The proposal is not within or part of an approved PDP or FDP.
3. The Minor Project shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation.	Criteria Met: Option B best meets the record, report, and recommendation without significant changes.
4. The proposed land uses meet all applicable requirements and use	Not Applicable. The land uses will not change with this request.

specific standards of 153.172
Uses.

5. The proposed development is consistent with the *Historic Design Guidelines*. **Criteria Met with Conditions:** Option A would need modifications in order to meet the Guidelines. While improved, concerns remain related to massing, forms, materials, and that the addition is not subordinate to the historic structure. Option B is able to meet the Guidelines by taking more design cues from the historic building. This is balanced by a slightly taller addition, which could be addressed by lowering the finished floor and/or the basement ceiling height. The Board could consider a hybrid approach relative to form and height without having to drop the finished floor level or the basement ceiling height that uses components of Options A and B.
6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole. **Criteria Met Waivers/Conditions:** Option A does not best respond to the existing character of the individually-listed National Register historic building. Option B more successfully responds to the historic context and scale of the existing building. The simplified roof forms on the garage respond to the simple architecture of the original building.
7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*. **Criteria Met:** The revised addition and the options all respond significantly better to the site and the Guidelines, specifically Figure 4.2.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*. **Not Applicable:** No site improvements are proposed.

Recommendations

Planning Recommendation: Approval of the roof pitch Waiver.

Planning Recommendation: Approval of the garage door Waiver.

Planning Recommendation: Approval of the Fypon Gable Vents.

Planning Recommendation: Approval of the Minor Project Review with the following conditions:

1. The design elevations shall be revised to either Option B or the Hybrid Option, per the Board's decision at the hearing, to be approved by staff prior to building permit.
2. The applicant shall either adjust the finished floor of the addition, or lower the basement ceiling height, to address overall height concerns as determined by the final design solution, prior to building permit.
3. Applicant to provide elevations, details, and materials for the stone veneer header and sills in all elevations, to be approved by staff, prior to building permit.
4. Elevations shall be revised to show the use of smooth Hardie Board siding at building permit.
5. Provide utility plans detailing the scope of work and any modifications to the existing utilities at the building permitting stage to be reviewed, approved, and inspected by Engineering.