



## PLANNING REPORT

# Architectural Review Board

Wednesday, April 24, 2024

## 40 E. BRIDGE STREET 24-022INF

<https://dublinohiousa.gov/arb/24-022>

### Case Summary

Address	40 E. Bridge St, Dublin, OH 43017
Proposal	Informal review and feedback for the remodel and construction of additions to 40 E. Bridge Street on a 0.31-acre site zoned HD-HR, Historic Residential District. The property is located northwest of N. Riverview Street and E. Bridge Street.
Request	This is a request for non-binding review and feedback for future development applications.
Zoning	HD-HR, Historic Residential 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 Review (MPR) with the Architectural Review Board.
Applicant	Kelly Burke, Owner David Knapp, Tandem North Design
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner 614.410.4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

Site Location Map

24-022INF | 40 E. BRIDGE STREET



- Site Features**
- 1 40 E. Bridge
  - 2 17 N. Riverview
  - 3 27 N. Riverview



## 1. Background

### Site Summary

40 E. Bridge Street has a +/- 13,180-square-foot lot zoned HD-HR, Historic Residential District. The lot is between N. Riverview Street, E. Bridge Street, and N. Blacksmith Lane and faces E. Bridge Street, although sits below the road. The lot has +/- 165 feet of frontage on E. Bridge Street. Highway easements are present: 11-foot easement along N. Blacksmith Lane and 15-foot easement along N. Riverview Street.

The Landmark house is a vernacular style built ca. 1850, according to the 2017 Historic and Cultural Assessment (HCA). It has a cross-gabled form with a wrap-around porch facing E. Bridge Street, and numerous additions are present. Originally, this porch was at grade with E. Bridge Street; however, when the new bridge was constructed in the 1930s, the road grade was raised. There is a resulting, continuous high stone wall along E. Bridge Street and N. Blacksmith Lane from this construction. A set of stone stairs leads from N. Blacksmith Lane to the property.

At the rear of the site is what is locally known as the "duplex privy", anecdotally for use by this property and 17 N. Riverview. This structure is a Landmark building. The privy and the 1930s wall and stairs are within the highway easement.

This property was purchased as part of the City auction in September of 2023 and was closed on in October of 2023. The rehabilitation goals, page 4 of the disclosure documents, attached, indicate the first goal is "preserve the historic nature and mass of North Riverview Street". All performance stipulations of the original purchase remain in effect, such as maintenance and construction due dates.

## 2. Zoning Code

### Historic District – Historic Residential District

The intent of the Historic Residential District, as outlined in the Code, is to "encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District". The Site Development Standards within the Code identify setbacks, lot coverage, and building height.

The intent section of the Historic Code, 153.173(E)(2), provides specific requirements for additions: that they shall be subordinate to, and clearly separated from, the original structure. This applies to all zones within the district.

### 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 additions including location, mass/scale, materials, and rooflines.

Guidelines Section 4.12 recommends that additions need to be clearly distinguishable from, and subordinate to; generally at the rear of; and separated by a break or hyphen from the original structure. Also, new rooflines should be below the original roofline. The Guidelines recommend that "original outbuildings such as garages, sheds, outhouses, and barns should be repaired and retained".

## Process

The next steps before the ARB will be a Minor Project Review with Waivers for a proposed accessory dwelling unit (ADU) size, lot coverage, and roof pitches. These shall be fully evaluated at MPR, including justifications for each as outlined in Code Section 153.176(L).

## 3. Project

The applicant is proposing significant additions, including an ADU. ADUs are permitted with size restrictions. The applicant shall provide specific details on how the proposed ADU will be used at MPR: short term rentals are not permitted by Code. The duplex privy is proposed to be preserved, although noted incorrectly as Background.

Per Table 153.173C, the maximum number of parking spaces for a single-family dwelling is two, unless otherwise approved by the Board as noted in 153.173(F)(8). The goal in limiting the number of parking spaces is to minimize visual impacts from garage doors and pavement within the District.

## Site Layout

Prior to the auction, the City added an easement for public highway and road purposes, including pedestrian facilities, utilities, storm drainage, and grading to the perimeter of this block of lots. A description is found on page 5 and Appendix E in the disclosure documents. These will need to be correctly dimensioned on the MPR documents.

The historic stone stairs are shown leading to a covered entry into the ADU, providing them with a modern purpose. One tree is proposed to be removed to allow construction of the ADU. This will need to be shown and identified by size and species at MPR.

The house has historically been addressed off of E. Bridge Street, and the front door was originally in the main gable, based on interior details. The current front yard setback, at 12.2 feet along E. Bridge Street, is a legal, non-conforming situation (20 feet is now required) which is permitted to remain, as long as all additions meet the current setback requirements. In order to take best mathematical advantage of the lot's space, the applicant would like to maintain E. Bridge Street as front for setback purposes, thus N. Blacksmith Lane and N. Riverview Street are sides, and the north property line is the rear.

Code Section 153.173(D)(2) states that the front yard setback shall be applied to the front lot line, where the building fronts, meaning the front cannot be randomly assigned yet be functionally different. Staff can support the use of E Bridge Street as the front, but only in conjunction with previous direction that the house layout needs to wholly reflect that decision. The original front porch shall remain the main entry to the house, albeit with a sidewalk from N. Riverview Street to the side of the porch, since the grade difference from Bridge Street makes direct access impossible.

Contrarily, if the house is addressed off of N. Riverview Street, additions to the east side would be essentially prohibited based on Guidelines Section 4.12B:

*"Additions should be located to the rear of the original building so that the most significant and visible faces (e.g. front elevations) of historic properties are given priority. If space needs or lot conditions require that the addition be placed farther forward, the façade of the addition should be set back from the original façade."*

Code Table 153.173A of the Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, the table indicates up to 45 percent lot coverage is permissible; the building footprint may be up to 25 percent of the lot size; and the rear setback is 20 percent of lot depth, not to exceed 50 feet. A survey is required at MPR to ensure accurate numbers. The maximum ADU size is 800 square feet, per Code Section 153.172(4)(d)(2).

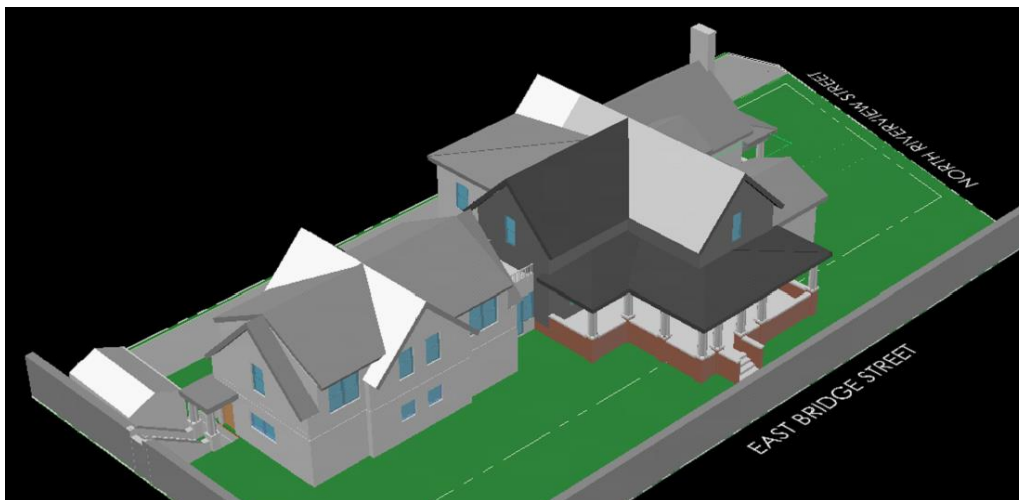
The existing lot area is 13,180 square feet. The lot depth, if the Board is in agreement with using the north property line as "rear", is +/- 84 feet on the east/west sides.

<b>40 E. Bridge</b>	<i>Permitted by Code</i>	<i>20% Waiver per ARB</i>	<i>Requested Amount</i>
<i>Lot Coverage</i>	5,931 SF	7,117 SF	6,571 SF (5%) W/in Waiver
<i>Building Footprint</i>	3,295 SF	Not requested	3,049 SF
<i>Rear Setback</i>	16' 10"	Not requested	16' 10"
<i>ADU Size</i>	800 SF	960 SF	<960 SF (20%) W/in Waiver

The Board is requested to comment on these Waivers.

**Scale, Mass, and Height**

The proposed additions are not subordinate to the original structure, as required by Code Section 153.173(E)(2)(b) and (c) and Guidelines Section 4.12. The height of the additions are unknown at this point; however, they appear to be at, or very close to, the existing structure's roof peak. The original house form is hidden by building extensions with no breaks on the north side and roof additions on most elevations. Viewing the massing studies in black and white emphasizes that the original house is hard to discern; it is shown in darker grey. The primary importance of the E. Bridge Street façade appears to be lost. The ADU/garage portion is very large, relative to the original house.



View from Blacksmith looking southeast

Staff consulted Karen Bokor, our architectural historian regarding the project; her report is attached. To summarize, Ms. Bokor notes that the design places emphasis on the Riverview façade, not the applicant's stated Bridge façade. She also notes that the additions are too large, competing with the primary structure. Suggested remedies are lowering roof height, decreasing the footprint, reducing the number of garages, or perhaps a combination of these.

### **Architectural Details**

In addition to the massing concerns, the proposed roof angles, shapes, and complexity creates visual confusion and complication that is not found elsewhere in the district. Ms. Bokor notes that the roof lines appear to be complicated and need to be simplified with design development.

The applicant states that these revised drawings ensure front door access on E. Bridge Street as shown by the sidewalk access. Staff challenges the architect to ensure that both massing and design details make this façade primary in emphasis. On the east elevation the many addition forms, rooflines, and details compete with this goal, especially as the pedestrian is approaching from N. Riverview Street. The east façade should be simplified significantly; perhaps the original porch could be slightly wrapped onto the east side to help support this concept. The repeats of the front porch detailing on the west and east elevations are appropriate nods to this important feature of the house.

Three roof areas would require additional Waivers for less than 3:12 roof pitch as required by Code: the north elevation shows an almost flat-roofed addition, there is a flat roof section on the east elevation, and the hyphen has a flat roof. There are a variety of fascia details that add to the visual confusion; these should be simplified to one detail, ideally mimicking the original house. Many window ratios do not conform to the Guidelines' direction to use traditional window-to-wall ratios and historic patterns; the windows are often horizontal or square in form, and this should also be addressed at MPR.

Staff has encouraged the applicant to make changes to better address comments provided at pre-submittal and at two reviews during the Informal process. Staff recommends the architect "peel back" the current unsympathetic additions on the house to expose the original gabled-ell form and then work toward compassionate additions from there. The roof forms should be kept as simple as possible, using the original house for design direction.

### **Materials**

Materials are preliminarily indicated on the provided elevations. The original house is constructed of lap and scalped siding, native stone foundation, and a brick porch base. The indicated addition materials include narrow vertical wood siding, board and batten siding, limestone, and three roof types. The hyphen roof is flat with a short parapet and metal railing. The number of materials appears excessive and further diminishes the historic house with visual distractions. The Bokor report notes that so many materials diminish the perception of the structure as one single-family home. The variety of siding appears chaotic, rather than cohesive, and reduction in the number of materials will make a more elegant single family home. Staff encourages the applicant to greatly simplify the palette to let the historic structure take precedence.

## **4. Access and Utilities**

The highway easements need to be correctly dimensioned and shown on all future drawings. Any improvements made within rights-of-way or easements shall be per the Historic District

Section of the City of Dublin's Bridge Street District Streetscape Character Guidelines or as amended by the City during the Riverview Village design development activities.

Staff has requested that any utility connections or relocations shall be shown on the plan sheets at MPR. Staff also notes that any disturbance or replacement of sanitary and/or water connections will require permits.

## 5. Discussion Questions

- 1) Does the Board support the orientation of the building, where E. Bridge Street is the front?
- 2) Does the Board support the lot coverage and ADU size Waivers?
- 3) Does the Board support the proposed mass, scale, and forms of the additions and their response to the Code and Guidelines? Would the Board support the roof pitch Waivers?
- 4) Does the Board have comments on the number and type of proposed materials?
- 5) Other considerations by the Board.