

City of Dublin Administrative Review Team

# Planning Report

Wednesday, August 24, 2016

## 35 S. High Street – Exterior Modifications

### Case Summary

Case Number	16-059ARB-MPR
Proposal	Paint the exterior on the original two story portion of an existing office building located within the Bridge Street District Historic Core on the west side of South High Street at the intersection with Spring Hill.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066, 153.070 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	35 S. High Street.
Owner	Tom Bassett
Case Manager	J.M. Rayburn, Planner I (614) 410-4653; <a href="mailto:jrayburn@dublin.oh.us">jrayburn@dublin.oh.us</a>
ART Recommendation	Approval Based on the proposal, the proposed modifications meet the criteria of the <i>Historic Dublin Design Guidelines</i> and Zoning Code and approval is recommended.

Facts	
Site Description	0.0843 acre
Zoning	BSD-HC, Historic Core District
Surrounding Zoning and Uses	North, East, South, and West: BSD-HC, Historic Core District (business uses)
Site Features	<ul style="list-style-type: none"> <li>• Frontage: South High Street and Mill Lane - 68 feet, Spring Hill Lane – 164 feet</li> <li>• Existing commercial building on the east portion fronting South High Street with a carriage house in the west portion fronting Spring Hill Lane.</li> <li>• Parking is located along Spring Hill Lane in front of the carriage house building.</li> </ul>

Details		Exterior Modifications
Proposal	The proposal includes the repainting the two-story, stucco façade with a new color scheme.	
Historical Background	<p>This two-story gabled ell house is listed on the National Register of Historic Places. The Gabled Ell form began to appear in the post-Civil War era and was common throughout the late 19<sup>th</sup> century. The north elevation of the structure is oriented toward South High Street. The structure was constructed circa 1880 and the land was owned by J.G. Butler at the time. Dr. Henry Karrer used this as his home and office when he began his medical practice in Dublin in 1935. The structure is an example of the late 19<sup>th</sup> century vernacular architecture in Dublin.</p> <p>The structure's original use was residential and since converted to commercial use. Some of the exterior features of interest include one-over-one windows and a porch with simple columns. The Italianate projecting bay on the building is characteristic of late 19<sup>th</sup> architectural style. A small office addition is located in the southeast corner with additions on the north side and the rear.</p>	
Details	<p>The existing structure rests on a cut stone foundation with coursed stone walls with slate shingles. The rear portion of the structure is painted concrete. The applicant is proposing to paint the existing structure with the following color scheme:</p> <p>Existing paint color: Sherwin Williams, Roycroft Mist Gray          Proposed color for stucco: Sherwin Williams, Westchester Gray</p> <p>The <i>Historic Dublin Design Guidelines</i> states that the use of color varied with time periods. Early- and mid-19th century buildings were often painted white, but bright colors such as red, blue, yellow, dark green and orange were used, as body colors for buildings and as trim. After 1860, typical colors included greens, reds, oranges, browns, and olives fairly dark and rich. The body color was lighter, with trim painted in darker compatible colors; sometimes the opposite was true. Color patterns were simple, usually with only two different colors used on a building.</p> <p>In the years between about 1880 and 1900, when architectural designs become more complex and included more ornamental elements, the use of color followed suit. Three colors combined on a single building become more common, and there was a re-introduction of lighter colors such as pale yellow or light green that had seen less use during the 1870-1880 period; when combined with darker colors, this created a more varied visual effect that complemented the generally more complex</p>	

Details	Exterior Modifications
	<p>building designs. Blues and greys saw some use as trim colors but generally were not used as body colors.</p> <p>The Ohio Historic Inventory establishes the date of construction for 35 S. High Street as circa 1880. Based upon this, the proposed color scheme with a darker color for the main structure meets the intent of the <i>Guidelines</i>.</p>

Analysis	Exterior Modifications
Process	<p>Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>
General Review Standards	
1) <i>Character and Materials Compatible with Context.</i>	<p><b>Criterion met:</b> The proposed changes are appropriate for the character of the structure, and meet Code and the <i>Historic Dublin Design Guidelines</i>.</p>
2) <i>Recognition and Respect of Historical or Acquired Significance.</i>	<p><b>Criterion met:</b> The proposed modifications do not alter the historic significance of the site or building.</p>
3) <i>Compatible with Relevant Design Characteristics.</i>	<p><b>Criterion met:</b> The proposed improvements are appropriate and historically accurate.</p>
4) <i>Appropriate Massing and Building Form.</i>	<p>Not applicable</p>
5) <i>Appropriate Color Scheme</i>	<p><b>Criterion met:</b> The proposed color scheme was chosen from a historic palette and is appropriate for the period of the structure.</p>
6) <i>Complementary Sign Design</i> 7) <i>Appropriate Landscape Design</i> 8) <i>Preservation of archaeological resources</i>	<p>Not Applicable</p>

<b>Alteration to Buildings, Structure, and Site</b>	
1) <i>Reasonable Effort to Minimize Alteration of Buildings and Site.</i>	<b>Criterion met:</b> The proposed colors are appropriate and will provide an updated appearance to the structure.
2) <i>Conformance to Original Distinguishing Character.</i>	<b>Criterion met:</b> The proposal does not alter the original character of the structure.
3) <i>Retention of Historic Building Features and Materials.</i>	<b>Criterion met:</b> The proposal retains the original character of the building.
4) <i>Alteration Recognizes Historic Integrity and Appropriateness.</i>	<b>Criterion met:</b> The proposed changes to the color scheme are appropriate for the time period of the structure.
5) <i>Recognition and Respect of Historical or Acquired Significance.</i>	Not applicable.
6) <i>Sensitive Treatment of Distinctive Features.</i>	Not applicable.
7) <i>Appropriate Repair or Replacement of Significant Architectural Features.</i>	Not applicable.
8) <i>Sensitively Maintained Historic Building Materials.</i>	Not applicable.

<b>Minor Project Review Criteria</b>	
Process	The Administrative Review Team has reviewed this application based on the following review criteria for Minor Projects, which include the following:
c) <i>Meets Applicable Zoning Regulations</i>	<b>Criterion met:</b> The proposal meets the applicable Zoning Code requirements and the Historic Dublin Design Guidelines.
e) <i>Building Relationships and Quality Development</i>	<b>Criterion met:</b> The proposed modifications add visual interest and provide an updated appearance to the site.

### Minor Project Review Criteria

*j) Consistency with Bridge Street Corridor Vision Report, Community Plan and other Policy Documents.*

**Criterion met:** The proposed modifications will positively contribute to the established aesthetic character of the Historic District.

### Recommendation

### Approval

Summary

ART has reviewed the proposed modifications with respect to the Zoning Code and the *Historic Dublin Design Guidelines* and recommends approval with no conditions.

## Architectural Review Board – Standards of Review

The following outlines the full text of the review criteria (summarized above) for all Architectural Review Board applications as outlined in Section 153.174(B) of the Dublin Zoning Code.

- (3) *General Character*
  - (a) The design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and site within the District and immediate vicinity.
  - (b) Where changes have taken place in the course of time as evidence of the history and development of adjacent or nearby buildings, structures or sites, if these changes are deemed to have acquired significance and would be compromised by the proposed new development, then this significance shall be recognized and respected in the design of the new development.
- (4) *Architectural Style.* There are a number of intermixes of architectural styles, as well as a larger number of buildings of such modest nature or so extensively remodeled to effectively lose all architectural importance. It is with reference to the basic architectural character of the key buildings noted above that the need for compatibility in the future construction in the District should be made. Compatibility does not infer imitation, but rather an appropriate design in terms of scale, building materials and detail. The architectural character of the various areas of the District consists mainly of four themes:
  - (a) Simple rectangular commercial buildings with exterior construction of rubble or random Ashlar limestone, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
  - (b) Simple rectangular commercial buildings and outbuildings with exterior construction of frame with horizontal siding and corner trim, one, one and one-half, or two stories high with gable roof and ridgeline parallel to the street, mainly of the era of 1820 to 1890.
  - (c) Residential buildings with exterior construction of rubble or random Ashlar limestone, or red brick laid up in common bond, or frame with horizontal siding and corner trim, mainly of the era of 1820 to 1890.
  - (d) Residential buildings with stone on facades, one to one-half stories, mainly of the era 1950-1970.
- (5) *Massing and Building Form.* Massing of new buildings shall be generally similar to those in adjacent and nearby buildings. Building forms should generally reflect those of the architectural style of the building and the Historic District. Variations of gabled roof forms are preferred. Window to wall ratios should be appropriate to the type and use of building constructed.
- (6) *Color.* Traditional colors and combinations of those colors that are both identified with the origin or the era in which the structure or property was originally built and approved by the Architectural Review Board shall be used for exteriors for all new structures to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the Architectural Review District. Fluorescent or luminescent colors are prohibited.

- (7) *Signs.* Signs should be designed to complement the nineteenth century Early American character of the district by incorporating design features common to signs from the 1800s. Materials should complement the architectural character of the District and colors should consistent with the era of the building. Sign types consistent with the character of the Historic District include wall, projecting, window, awning, and sandwich boards.
  - (8) *Landscaping.* The landscape design of the site should be consistent with the overall architectural and historic character of the structures on the site. Plant material and methods for installation shall be selected respecting the nature of the urban environment and the survivability and diversity of the plan species. Non-plant material shall be of a type associated with the origin or era in which the structure was originally built. Significant features of the original landscape, e.g., stone walls, shall be preserved.
  - (9) *Archaeological.* Every reasonable effort shall be made to record, protect and preserve archaeological resources affected by, or adjacent to, any project.
- (C) *Alterations to Buildings, Structure and Site.* In addition to the General Review Standards, the following shall be met by applications for alterations to existing buildings, outbuildings, structures, and sites prior to approval of a Board Order.
- (1) Every reasonable effort shall be made to ensure that the use of the property will involve minimal alteration of an existing building, structure or site and its environment.
  - (2) The alteration shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.
  - (3) The distinguishing original qualities or character of a period building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.
  - (4) All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.
  - (5) Whereas changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment, if these changes are deemed to have acquired significance, then this significance shall be recognized and respected.
  - (6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
  - (7) Significant architectural features which have deteriorated should be repaired rather than replaced, wherever possible. In event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities whenever possible. Repair or replacement of architectural features should be based on accurate duplication of the feature, and if possible, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
  - (8) The surface cleaning of structures, if provided as part of the application, shall be undertaken with methods designed to minimize damage to historic building materials.

Sandblasting and other cleaning methods that will damage the historic building materials should be avoided.

- (D) *Additions to Existing Buildings, Structures, and Site.* In addition to the General Review Standards, the following shall be met by applications for additions to existing buildings, outbuildings, structures, and site prior to approval of a Board Order.
- (1) Materials for additions should be traditional to the District, but need not match those of the original structure to which the addition is attached.
  - (2) Contemporary design for additions to existing properties shall not be discouraged when they do not destroy significant historical, architectural or cultural materials, and the design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Roofline additions are discouraged or should be placed and designed to have the least amount of visual impact.
  - (2) Additions should be clearly distinguishable from the original structure by keeping additions at a smaller scale where appropriate or other similar measures. The intent of an addition should be that if the additions or alterations were removed the essential form and integrity of the original structure would be unimpaired. Additions should generally be located to the rear of the original building so that the most significant and visible faces of historic properties are given priority. Additions to the front should be clearly separated from the original building and simplified in design to not detract from the historic aspects of the structure.
  - (3) All buildings, structures and sites shall be recognized as products of their own time. Additions with no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.