

OHIO HISTORIC INVENTORY

OHIO HISTORIC PRESERVATION OFFICE
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OHIO
HISTORICAL
SOCIETY
SINCE 1885

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

1.No. FRA 2547-1		2.County FRA		4.Present Name(s) <input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2547-1
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) Kilbourne/Sandy/Eberly Residence				
Roll No. 2	Picture No.(s) 8					
6.Specific Address or Location 63 S. Riverview		16. Thematic Association(s) commercial/19th c. arch.		28. No. of Stories 1 1/2		FRANKLIN Kilbourne/Sandy/Eberly RES. 63 S. RIVERVIEW
6a. Lot, Section or VMD Number		17. Date(s) or Period c. 1820s		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity City of Dublin		18. Style or Design vernacular		30. Foundation Material stone		
8. Site Plan with North Arrow 		18a. Style of Addition or Element(s)		31. Wall Construction wood frame		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319950 4440600 Zone Easting Northing		19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object		20. Contractor or Builder		33. No. of Bays Front 4 Side 1		
11. On National Register? Yes		12. N.R. Potential?		34. Exterior Wall Material(s) flush wood		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		35. Plan Shape irreg		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)		22. Original Use, if apparent residence		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)		
		23. Present Use residence		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions		
		25. Owner's Name & Address, if known		39. Endangered? No By What?		
		26. Property Acreage		40. Chimney Placement center/ridge		
		27. Other Surveys in Which Included National Register 4/79		41. Distance from and Frontage on Road		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Small cottage with gabled roofline. The shingle siding on the house in the 1976 was replaced with wood siding that looks like stone. Other alterations include new 8/8 windows. A two story addition and a single story wing are both located at the rear.						 PHOTO
43. History and Significance (Continue on reverse if necessary) The property was built by Wm. Kilbourne and was owned by Isaac Walter from 1824-31. It was used as a post office during this time. It had several other owners before James Sandy bought it in 1856. Henry Thomas Eberly purchased it in 1867 and was the home to several (over)						
44. Description of Environment and Outbuildings (See #52) Located on a landscaped residential lot with a stone wall. A concrete block garage is located at the rear of the property along the alley.						
45. Sources of Information OHI 8/76; Franklin County Atlases 1856, 1872; Parker Eberly (owner in 1976); "A National Register Home in Dublin"						
				46. Prepared by Hahm/Recchie		
				47. Organization BDR&C		
				48. Date Recorded in Field 8/76		
				49. Revised by N.Recchie		
				50. Date Revised 3/03		
50b. Reviewed by						

51. Condition of Property

- Excellent
- Good/Fair
- Deteriorated
- Ruin
- Destroyed/Burned

Date _____

52. Historic Outbuildings and Dependencies

Barn Type(s)

- Corn Crib or Shed
- Summer Kitchen
- Silo
- Smoke House
- Spring House
- Ice House
- Designed landscape features
- Privy
- Garage

53. Affiliated OAI Site Number(s)

Archaeological Feature:

Observed

- Well
- Privy
- Cistern
- Foundation
- Structural Rubble
- Formal Trash Dump
- Other -

Expected on Basis of Archival Research

- Well
- Privy
- Cistern
- Foundation
- Structural Rubble
- Formal Trash Dump
- Other -

54. Farmstead Plan

42. (Cont'd)

43. (Cont'd)

generations of local tinsmiths. It remained in the Eberly family until recently.

44. (Cont'd)

Parcel 273-000039 **Address** 63 S Riverview St **OHI** FRA-2547-1

Year Built: 1820	Map No: 128	Photo No: 2135-2141 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Vernacular	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Flush board/clapboard	Symmetry: No
Stories: 1.5	Front Bays: 4	Side Bays: 1
Porch: Concrete stoop	Chimney: 1, Interior, on ridge on west side of rear ell	Windows: 8-over-8 Wood replacement sashes

Description: The one-and-one-half-story house has an L-plan footprint, formed by a rectilinear side-gable core, and expanded by subsequent rear ells on the west elevation. The structure rests on a stone foundation and the roof is sheathed in standing seam metal. The exterior walls are primarily clad in flush board wood siding, with clapboard used on the rear ell. The front door is off-centered on the façade. It features a modest pilaster surround and multi-light transom. Windows are 8-over-8 double-hung replacements. A concrete block garage is west of the house,

Setting: The property is located on the northwest corner of S Riverview St and Eberley Hill Ln. A masonry wall encircles the property and features stone posts at its corners. A wrought-iron gate provides access to the south side of the property.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: Y
Workmanship: N Feeling: Y Association: Y

Integrity Notes: The house has good integrity, diminished slightly by a rear addition.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district and is listed in the NRHP under the Washington Township MRA. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Washington Township MRA/ Recommended Dublin High Street Historic District, boundary increase	Property Name: Sandy House



63 S Riverview St, looking west



63 S Riverview St, looking northeast



BOARD ORDER

Architectural Review Board

Wednesday, November 28, 2018 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**4. BSD HR - Vessels' Residence
18-076ARB**

**63 S. Riverview Street
Demolition Review**

Proposal: Demolition of an existing 960-square-foot detached concrete block garage on an existing single-family lot zoned Bridge Street District Historic Residential.

Location: West of South Riverview Street, northwest of the intersection with Eberly Hill Lane.

Request: Review and approval of a Demolition under the provisions of Zoning Code Section 154.176, and the *Historic Dublin Design Guidelines*.

Planning Contact: Nichole M. Martin, AICP, Planner I

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-076

MOTION: Mr. Alexander moved, Mr. Rinaldi seconded, to approve the Demolition with the following condition:

- 1) That the order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Architectural Review Board and an application for a building permit has been submitted to the City for the replacement building.

VOTE: 4 – 0

RESULT: The request for a Demolition was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner I





BOARD ORDER

Architectural Review Board

Wednesday, November 28, 2018 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**5. BSD HR - Vessels' Residence
18-073ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

Proposal: Construction of a 1,020-square-foot, two-story addition with a first floor mudroom and attached three-car garage with finished attic space on existing single-family lot zoned Bridge Street District Historic Residential.

Location: West of South Riverview Street, northwest of the intersection with Eberly Hill Lane.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066, 154.170, and the *Historic Dublin Design Guidelines*.

Planning Contact: Nichole M. Martin, AICP, Planner I
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/arb/18-073

MOTION: Mr. Rinaldi moved, Mr. Alexander seconded, to table the Minor Project Review with a Waiver.

VOTE: 4 – 0

RESULT: The request to table the Minor Project Review with a Waiver was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Yes

STAFF CERTIFICATION

Nichole M. Martin, AICP, Planner I



The Chair asked the Board if they agreed to the revised additions and if so, to make a motion to approve the Minor Project Review application with five conditions as written.

Motion and Vote

Mr. Keeler moved, Ms. Stenberg seconded, to approve the Minor Project Review with five conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Alexander, yes; Ms. Stenberg, yes; and Mr. Keeler, yes. (Approved 4 – 0)

**4. Vessels' Residence
18-076ARB**

**63 S. Riverview Street
Demolition Review**

The Chair, David Rinaldi, said this application is a proposal for the demolition of an existing 960-square-foot detached concrete block garage on an existing single-family lot zoned Bridge Street District Historic Residential.

Nichole Martin presented an aerial view of the site and said the garage is situated along Blacksmith Lane with the primary residence on South Riverview Street. To provide context, she presented photographs of the accessory garage structures along Blacksmith Lane. She noted the majority of those are detached from the home and in similar character to what is being proposed; this garage is slightly larger. She presented the existing conditions as seen from Eberly Hill in a photograph and pointed out the historic home built in the 1820's and subsequent additions to the home in the 70's, and the 1950's detached concrete block garage.

Ms. Martin presented the existing site plan highlighting the existing garage to be demolished as well as the brick paver driveway to be removed with a current photograph of the same. In detail, she said the garage is approximately 950 square feet in size, built in 1950, made of concrete block, behind the brick paver driveway. She said this also shows there are no historic architectural features but by being detached, it could be considered historic.

Ms. Martin stated that as a result of Staff's review, two of the four demolition criteria were found to have been met. She said approval is recommended to the Board with one condition.

Ms. Martin said if the Board approves this application, a building permit will need to be submitted for the replacement, prior to any demolition work.

The Chair asked if there were further comments from the applicant and there were not. He called for comments from the public for the demolition request. [Hearing none.] He opened the discussion up to the Board and concluded since there were no comments or questions, the Board was supportive and called for a motion.

Motion and Vote

Mr. Alexander moved, Mr. Rinaldi seconded, to approve the Demolition with the following condition:

- 1) That the order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Architectural Review Board and an application for a building permit has been submitted to the City for the replacement building.

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Keeler, yes; and Mr. Alexander, yes. (Approved 4 – 0)

**5. Vessels' Residence
18-073ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

The Chair, David Rinaldi, said this application is a proposal for the construction of a 1,020-square-foot, two-story addition with a first floor mudroom and attached three-car garage with finished attic space on existing single-family lot zoned Bridge Street District Historic Residential.

Nichole Martin said this is a request for approval of a Minor Project Review and a Waiver Review. She said in addition to the construction of the addition and attached three-car garage, the application includes exterior material modifications and a drive-way expansion.

Ms. Martin provided background for this site. She noted this Board reviewed a Minor Project Review application on September 24, 2018, which was approved for the exterior modifications and second story addition. She recalled the Board expressed concerns with the fragmentation of the additions, overall height and mass of the additions, complexity of the rooflines, and application of the materials selections. She said the applicant returned to the Administrative Review Team (ART) on November 1 and 15, 2018, to move forward with the residential addition but also complete the project holistically, including the attached garage, etc. She reported the ART had concerns with the scale and height of the proposed garage and complexity of the rooflines. She reported the ART recommended approval to the ARB with a request that the ARB work with the applicant on the design complexities.

Ms. Martin said this was a .25-acre site located on South Riverview Street and she presented photographs for context of three of the four homes on the same side of the street and the one directly across the street, which have varying architectural styles. She presented the existing conditions in a photograph as seen from the south and pointed out the historic home built in the 1820's and subsequent additions to the home in the 70's, and the 1950's detached concrete block garage, which was just approved for demolition. She presented a photograph of the front of the original historic home. She described the historic home as a story and a half, very modest, simple vernacular design, fairly centrally located entrance with three windows, and a standing seam roof.

Ms. Martin presented the proposed site plan and highlighted the portions to be added and noted that there are modifications proposed on every elevation of the home. She presented illustrations of the existing elevations and she highlighted the different areas of the home.

Ms. Martin presented four slides where the illustrations compare what was approved by the Board in September, 2018, and what is being proposed this evening. She reported the applicant addressed the comments and conditions of the Board that the shutters be substituted for a more appropriate design for the front of the historic portion of the home on South Riverview Street. She said the south elevations depict the two-story existing addition completely refaced in stone, there is new siding on the existing first story addition as well as an extension above for a new second story addition. This portion of the home will have vertical board and batten siding and a black standing seam metal roof across the entire structure. She noted the current/November elevation where these additions are attached to a garage via a single-story mudroom. She said the applicant has substituted their stone selection with a darker colored limestone to address some of the Boards' suggestions from September and tied the design together with the stone water table on the garage. She presented the elevation on the north side. She reported the applicant revised the architecture for the garage, significantly as a result of working with the ART. She said the intent was to reduce the orientation of the gables and the number of peaks, although Staff recommended to the ART that the applicant reduce the garage to be a single story.

Ms. Martin presented some conceptual renderings to better show how all these pieces will go together. She recalled one of the primary discussions at the ART meeting was the number of shed dormers as there were five proposed. She said alternative design solutions were discussed to provide more livable space without using that architectural feature. She presented the materials, which remain largely the

same with the exception of the substitution of the stone; the rest will be white, hardiplank board and batten siding and a standing seam, metal roof.

Ms. Martin explained the Waiver Review is to permit the encroachment that was previously permitted into the required, side yard setback. She stated that is a one-foot encroachment into the minimum three-foot setback. She said approval is recommended to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the applicant ensures the existing stone wall is protected during construction; and
- 2) That the applicant work with the Architectural Review Board to reduce the complexity of the design, including the roof lines.

Gary Alexander asked about the condition that the applicant work with the ARB to reduce the complexity of the design. He asked if the ARB is to negotiate the design before they approve it this evening and asked for clarification. Ms. Martin said the ART proposed that condition to give this Board the greatest amount of latitude to address the complexity of this application. She stated generally best practices would be to not design applications on the floor, however, if the applicant feels confident enough to agree to certain recommendations that this application could move forward.

Mr. Alexander noted the ART had the same concerns that the consultant had. He said there was a sketch in the packet with suggested revisions. He asked if that was proposed by the consultant or the applicant. Ms. Martin answered that was proposed by the consultant.

David Rinaldi asked if the previously approved application would be superseded by this application, if approved, to which Ms. Martin answered affirmatively.

The Chair invited the applicant to add to the presentation.

Heidi Bolyard, Simplified Architecture, 6065 Frantz Road, said Ms. Martin referred to a sketch provided by the consultant that was included in the Board's packets but her office never saw the sketch. Ms. Martin said all the materials provided for this Board are posted on the website to ensure the applicant and public are given the same materials to review. Ms. Bolyard asked to see the sketch.

Ms. Martin emphasized the consultant provides architectural comments; although, the primary objective of this consultant is to hone in on preservation and highlight some of the contributing history, especially within historic neighborhoods.

The Chair suggested that if the applicant did not have anything to add to the presentation at the moment, perhaps the public has comments.

Tom Holton, 5957 Roundstone Place, asked what the ART's design responsibilities are on this application relative to the ARB's design responsibilities. He said it sounds like the ART has weighed in a lot on the design and suggested the ARB take it further. He said he was confused on the ART's design expertise versus the ARB. Ms. Martin explained process within the Bridge Street District requires a body of administrative officials with a variety of backgrounds (ART) to make recommendations to this Board, based on their expertise in building, engineering, and planning, etc. She said the ART deferred all latitude in terms of architectural considerations to the Board this evening. She said Staff works with applicants ahead of time to get them to a place where their application can be approved based on conformance with code regulations and design guidelines.

Jennifer Rauch added Ms. Bolyard was present at the last ART meeting where they made this recommendation as the ART had a lot of questions about the height and the reduction of height to one story, the roof line, and the overall design, etc. She said there were complications to this, which Ms.

Bolyard can speak to. The ART, she said, really wanted the ARB to weigh in on the one and a half story versus a one story because of the ARB's understanding of the District and what is appropriate and this site in particular, without forcing this on the applicant, without the applicant being able to come to this Board. She added the Guidelines and the Code also had to be taken into consideration.

Ms. Bolyard said they were trying to match the roof pitch of the original historic home, which is 12:12 pitch to tie those back together and be able to use that space without having to add a second floor. Otherwise, it would be a whole lot of attic space, she said, that would go unused. She said there is no basement space so this growing family could use it as a bonus room.

Mr. Alexander indicated attaching the garage with a small link makes sense so it still reads as a volume along the alley, even though a detached garage was there, prior. He referred to the middle portion of the consultant's sketch, which is more simplified and felt incorporating the consultants' design would make the proposed design more cohesive.

Mr. Rinaldi said there were two primary concerns from Board Members at the last review, which the Board did not agree on: 1) use of the cultured stone; and 2) complexity of the design. He agreed with Mr. Alexander's comment to simplify the center portion. He said the garage being close to the existing garage size is probably true. He said the complexity of the roof was mentioned in the consultant's report and he echoes that even more so now.

Mr. Keeler said he echoes all those comments. He said there are a lot of dormers that make the design very busy. He said when dealing with an old home, the original structure is used as a basis for additional design and shed dormers are in vogue these days. He said new homes have shed dormers and add a nice element but agrees it does not match this historic structure. He asked that the lines be simplified by eliminating the gable and possibly removing the dormer on the west end of the second-story addition.

Ms. Bolyard said the existing garage that is being removed is 956 square feet in size and the new garage with the mudroom is 867 square feet - almost 100 square feet less in size.

Ms. Stenberg said she echoed what everyone else had said. She said the one-story connector makes sense for the mudroom. She said while she does not necessarily love all dormers, it is appropriate compared to what is there now. She said she had a little bit of a challenge with the roofline in the center section. She stated she is supportive of the new selection of stone and liked that it is connected with the garage. She said she believes her challenges from the previous review have been resolved for the most part.

Kate Vessels, 63 S. Riverview Street, asked for clarity about the straight lines for the center section. Mr. Alexander explained what the Board is concerned with and suggestions to fix it by also pointing areas out on the screen. Ms. Vessels asked to see the consultant drawing again and Mr. Alexander explained it to her.

Mr. Rinaldi asked if it was possible to bring the garage addition roof down from the 12:12 pitch and still maintain the heights needed inside. Ms. Bolyard said she kept the height of the garage low and tried to allow more space in the addition for more useable space. Mr. Rinaldi asked the roof to be lowered slightly so it is not the same height as the original building. She said they have pushed it down and reworked the floor plan since the previous submission and lost quite a bit of square footage already on that second floor so it would be challenging to pull it down any further and still have useable space.

Design options were discussed further.

Ms. Bolyard said when she started designing this house, the homeowners really loved the house at 97 S. Riverview Street, which was just built a few years ago. She said the homeowners just purchased this

property in 2017 so they were looking at all the other houses in the area and additions that had been completed. She stated they purchased this house, knowing they were going to do some work to this house; they did not realize some of the complexities that they would run into with additions. She said they did not want to lose any more lot coverage like green space for their kids to play, by doing a one-story addition on the back of the home. She noted that the house at 97 S. Riverview has 13 different roofs on it and they were trying to keep it simpler than that.

Mr. Rinaldi recalled discussing this in September that some of the houses the applicant is referencing as precedent are new builds and so there did not have to be sensitive to an existing story structure that is the core of this home and what makes it special. He asked if the applicant would be amicable to cleaning up the center piece. He said it does not have to be exactly what the consultant has drawn but similar in nature to eliminate that false gable on the south and north elevations and make it a clean, simple space. He indicated they would not lose anything on the floor plan by doing that and it would make this application much more palatable, leaving the garage as is.

Mr. Alexander said he would be uncomfortable voting on a plan we do not have drawings for. He said the Board needs to see what it is going to look like and the applicant needs to ensure these revisions are going to work in terms of the floor plan. He said this impacts not just this face but the other two sides and we have not seen those elevations with the changes. He indicated this cannot be designed tonight as all the implications of every decision will not yet be known. He said maybe the Board is asking for modifications that are impossible so designing this on the dais puts both the Board and the applicant in a difficult situation.

The Chair suggested this should be tabled to let the applicant make appropriate modifications and bring them back to the Board. He said he hates to delay the process but also does not want to have this voted down this evening because all these decisions cannot be made on the fly here tonight.

Trevor Vessels, 63 S. Riverview Street, said he was frustrated with the process and wanted this to move forward and not have to come back in another month to discuss the same concerns.

The design modifications were discussed again. The Chair thought if the modifications were simple that possibly they could be written as conditions into the motion. Mr. Alexander asked if the sketches could be entered into the record. Jennifer Rauch asked if the modifications as noted in a sketch could be described well enough to go into the record because if this is the direction the Board wants to go, she wants it to be clear what is being approved. Mr. Rinaldi said it may be difficult to describe this for the record because of the complexity.

Ms. Rauch said the next ARB meeting will be on December 19, 2018. Mr. Vessels said he wanted to get this over with this evening. The Chair said it comes down to whether the changes can be described well enough for the Board Members to be comfortable. Ms. Rauch added Staff will have to fully understand the conditions for Staff to adhere to and approve.

Ms. Bolyard continued to work with the Board by trying to redraw sketches etc. during this public meeting but not being caught on record. Ms. Rauch said the conversation is not being recorded so the public is not hearing and understanding what is taking place. She said the neighbors may not understand what everyone is talking about and what this is going to look like so she is uncomfortable with this direction.

Mr. Rinaldi said the ART punted this to the Board to design on the dais and unfortunately, that is where we are at this point of the meeting. The design was discussed further.

The Chair determined there was enough complexity that the applicant needs to be given time to work this out as he does not want to put them in a position where a mistake is made. He recommended a motion to table this review be made.

Motion and Vote

Mr. Rinaldi moved, Mr. Alexander seconded, to table the Minor Project Review with a Waiver. The vote was as follows: Mr. Keeler, yes; Ms. Stenberg, yes; Mr. Alexander, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

The Chair stated Andrew Keeler is recusing himself from the next application review as he is the applicant.

6. Keeler Residence 18-072ARB

5281 Brand Road Architectural Review Board

The Chair, David Rinaldi, said Mr. Keeler recused himself as he is the applicant.

The Chair said this application is a proposal for the construction of a 1½-story, 1,200-square-foot carriage house and associated site improvements. He said the 4-acre site is zoned R-1, Restricted Suburban Residential District and is located within the Architectural Review District.

Nichole Martin said this is a request for a review and approval of a general ARB application. She said this property is listed on Appendix G, which is outside the Historic District but still under the review of the ARB. She said the site is at the intersection of Coffman Road and Brand Road, and comprised of two parcels. She presented aerial views of the site. She noted the primary historic residence is on the east parcel and the west parcel contains the historic farmstead, including outbuildings, barns, and a concrete silo and presented photographs of all the structures to show existing conditions and for context. She said there are properties in the area that preserve their rural character.

Ms. Martin described the original two-story home as having Italianate style in all brick with a standing seam metal roof and a dentil detail just under the roof and a detailed porch on the roundabout side. She noted there have been two previous additions to the rear of the home, which is the south side, adjacent to the North Fork with the Indian Run Creek. She indicated those additions were much more modest than the Italianate home and more vernacular in style, although they do maintain the brick and standing seam metal roof.

Ms. Martin presented the proposed plan and noted the attached carriage house that is proposed at the maximum height of 35 feet. She said there was some misinformation in the consultant's report where it was indicated this was a detached carriage home.

Ms. Martin presented the proposed elevations facing the two roads. She restated the proposed addition is a story and a half with simple wood construction for a vernacular style carriage house. She said it will have vertical wood siding in white and a standing seam metal roof. She said Staff is recommending the total height of the attached structure be reduced to be just below the dentil detail on the home, which is a very nice feature and should be respected. She presented views of the elevations from the south and west sides, too. She explained the west side will be adjacent to the farmstead outbuildings and the south side will only be visible from the ravine of the North Fork of Indian Run. The three garage doors, she said, will not be visible from Coffman or Brand Roads but there will be a single garage door that will face Brand Road to break up the façade on the north side. She said gooseneck fixtures to accent the elevations are also proposed. She presented proposed character images, which are not to indicate specific selections but more generally to show a farmstead style.

Ms. Martin reported that Staff, in conjunction with the consultant's recommendations, are recommending approval of this ARB application with four conditions:



RECORD OF DETERMINATION

Administrative Review Team

Thursday, November 15, 2018

The Administrative Review Team made the following determination at this meeting:

**2. BSD HR – Vessels’ Residence
18-073ARB/MPR**

**63 S. Riverview Street
Minor Project Review**

Proposal: Demolition of an existing 960-square-foot detached concrete block garage and an approximately 1,020-square-foot, two-story addition with a first floor mudroom, and attached 3-car garage with finished attic space. The 0.25-acre site is zoned Bridge Street District Historic Residential.

Location: West of S. Riverview Street, northwest of the intersection with Eberly Hill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Trevor & Kate Vessels represented by Heidi Bolyard, Simplified Architecture.

Planning Contacts: Richard Hansen, Planning Assistant; and Nichole M. Martin, AICP, Planner I

Contact Information: 614.410.4663, rhansen@dublin.oh.us; and 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-073

REQUEST #1: Recommendation of approval to the Architectural Review Board for the following Waiver:

1. §153.063(A) – Minimum Yard Requirements for BSD Historic Residential District
Request: Encroach one foot into a required three-foot side yard setback.

Determination: The Waiver was approved.

REQUEST #2: Recommendation of approval to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the applicant ensures the existing historic stone wall is protected during construction; and
- 2) That the applicant work with the Architectural Review Board to reduce the complexity of the design, specifically the roof lines.

STAFF CERTIFICATION

Vince A. Papsidero, FAICP, Planning Director



not permit a combination of sign types, therefore, a MSP is required to address the existing conditions. She said the applicant has provided written standards that are in line with the allowances and limitations of the Code for the wall signs, and has provided a regulatory graphic for the ground sign design. She concluded any modifications to the ground signs, excluding changing of sign faces with tenant turnover, would require an amendment to the sign plan provisions.

Ms. Martin summarized the request before the ART was for a recommendation of approval to the Planning and Zoning Commission for a MSP to permit a combination of sign types (ground and wall signs) for an existing auto-oriented shopping center within the Bridge Street District.

Ms. Martin said the application was reviewed against the BSD Sign Guidelines and the Master Sign Plan Criteria of which it met all requirements. Therefore, she said, approval was recommended to the Planning and Zoning Commission for the Master Sign Plan with no conditions added.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for vote to recommend approval to the Planning and Zoning Commission for the Master Sign Plan with no conditions added, which passed unanimously.

Ms. Martin said the application will be forwarded to the PZC for their review on December 6, 2018.

**2. BSD HR – Vessels' Residence
18-073ARB/MPR**

**63 S. Riverview Street
Minor Project Review**

Nichole Martin said this application is a proposal for an approximately 1,020-square-foot, two-story addition with a first floor mudroom, and attached three-car garage with finished attic space. She said the 0.25-acre site is zoned Bridge Street District Historic Residential and is west of S. Riverview Street, northwest of the intersection with Eberly Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Waiver and a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Martin explained that even though a demolition is requested, the ART has no purview over demolitions but will make a recommendation to the ARB for the Waiver and the Minor Project Review (MPR).

Ms. Martin noted the Waiver review process, which allows flexibility to zoning regulations for properties located in the Bridge Street District. She said the applicant is requesting the same Waiver as with the original MPR from September 20, 2018, for encroachment into the side yard setback.

Ms. Martin presented an aerial view of the site for context and photographs of existing conditions. She pointed out the historic portion of the home that was built in the 1820's of which is contributing per the Historic and Cultural Assessment and National Register of Historic Places (Washington Township MRA). She said, per the Ohio Historical Inventory, it was originally built as a 1½ story structure that was used as a post office until 1831 until it was used as a residence by the Eberly family until 1991. She said the single story and second story additions were added in 1976 when the historic home shingle siding was replaced with wood siding and a standing-seam metal roof, while subsequent additions have asphalt shingles. She stated a concrete block garage was constructed in the 1950s at the rear of the property combined with a brick driveway to be removed while a historic stonewall exists on the southern property line that will remain.

Ms. Martin stated the application meets all required setbacks with the approval of a proposed Waiver for the home to encroach into the three-foot required side yard setback by one foot.

Ms. Martin said the development standards are supplemented by the *Historic Dublin Design Guidelines*, which provides additional direction on preservation, sensitive design, and complementary materials. She said setbacks, lot coverage, and maximum building height are regulated by each residential street within Historic Dublin to preserve the existing unique character.

Ms. Martin noted the Administrative Review Team (ART) and Architectural Review Board (ARB) reviewed a portion of proposal (Case 18-059ARB-MPR) in September 2018, namely for the 675-square foot second story addition and exterior modifications including roofing, siding, windows, trim replacement and shutter installation. The attached mudroom and three-car garage, she said, are new with this application and the roofline was determined to be very tall. She indicated the applicant wants to obtain approval for the improvements holistically at this time. She reported the ART and ARB expressed concern with the proposed application, specifically wariness of a false sense of history, fragmentation of the additions, overall height and mass of the additions, the complexity of the roof lines, and appropriateness of the material selections and finishes. She said the City's third party preservation consultant reviewed the applications in September and November of 2018 and the applicant has since made revisions as a result of all of the reviews.

Ms. Martin presented the proposed site plan and side-by-side comparisons of the previous elevations to the updated elevations and the building footprint. She said the applicant is proposing an AC unit on the north side of the building of which Staff and the ART conditioned that the unit meet the three-foot side yard setback and be screened from the adjacent property and right-of-way. She said a stone veneer is being proposed for the middle section of the home while a white vertical board and batten siding is used in the portion with the addition and the roof will be changed from an asphalt shingle to a black metal roof. She noted the mass, scale, and height complexities have been addressed. She said there is now a stone water table proposed on the garage and an inoperable shutter was proposed on the north elevation.

Ms. Martin presented the proposed colored renderings and noted the following proposed materials: White Hardi Plank Vertical Board and Batten Siding, limestone veneer, black standing seam roof, windows to be painted white with white trim, and operable two-panel shutters with louvers.

Ms. Martin concluded the Waiver meets all of the review criteria and the Minor Project Review meets the criteria with the addition of two conditions:

- 1) That the applicant ensures the existing historic stone wall is protected during construction; and
- 2) That the applicant reduces the attached garage addition to one story with a design that is free of dormers, subject to Staff approval prior to Building Permit submittal.

Aaron Stanford inquired about the driveway. Ms. Martin responded that the driveway meets the Code requirements and the applicant has updated the plans to reflect that compliance.

Vince Papsidero said the garage design appears to be moving in the right direction as compared to the November 1st submittal. He suggested the garage or the center addition be simplified per the ARB's recommendations and the *Historic Dublin Design Guidelines*.

Ms. Martin indicated that the best practices noted in the *Guidelines* state additions should be subordinate and this proposal is not. She asked if the garage could be a single story garage as there is no height step down to the alley.

Heidi Bolyard, Simplified Architecture, said the addition is being requested so the applicant may have a master suite, which requires reducing one of the small bedrooms into a hallway for the master. She said

there will also be a walk-in closet and bathroom. She explained this is already a narrow addition to get it under the roof structure.

Mr. Papsidero inquired about the width of the second-story addition. Ms. Bolyard answered 19.9 feet.

Ms. Bolyard indicated this is not a large house in the first place and there is no basement. She said the applicant has a growing family and additional family members may eventually come to live with them. She said the applicant needs an apartment-type space to accommodate a brother and there needs to be space for the children. She said she reduced the complexity as she removed the gable and added two shed dormers.

Mr. Papsidero indicated the ARB will resolve the architectural issues but he encouraged the applicant to work with Staff and the homeowner to reduce complexity even more. Ms. Bolyard reported the height of the previous two-story was approved with a low pitch and to connect anything with that is a huge challenge, while trying to keep yard space at the same time. She said she did not want to add to the footprint of the original structure as part of the yard would be lost, which they want for the children.

Mr. Stanford confirmed the applicant is not changing the siding on the original historic home. Ms. Bolyard answered in the affirmative.

Mr. Papsidero pointed out the siding selections appear busy on the elevations.

Ms. Bolyard said the size of the existing block garage is 956 square feet and the applicant has proposed an 867-square-foot garage that includes a mud room, which is a smaller footprint.

Brad Fagrell asked how deep the existing garage was. Ms. Bolyard answered large enough for two cars deep as it is a four-car garage.

Ms. Martin inquired about the height of existing garage as it appears to have a low-pitched roof, not a story and a half. Ms. Bolyard answered the height of the structure was approximately 15 feet tall.

Mr. Papsidero said he was not hearing any issues with the Waiver but the two conditions as written for the Minor Project Review do not seem to address all the issues. He indicated the ARB may want to simplify the architecture as it is very complex for the Historic District. He said whether the applicant resolves this with Staff and the homeowner prior or waits for the ARB's comments, the complexity will have to be resolved.

Ms. Bolyard referred to another new home that was built on the same street after the original home was removed. She said that house has more roofs and dormers than this house plus they have a flat roof included. She said it was a massive structure that was complicated because it also used many different materials, etc. She emphasized her client was just adding a mudroom and a garage and it is challenging to simplify it. She said she designed this project with others on the street in mind as they had already been approved by the ARB.

Mr. Papsidero explained this addition has to be compared to the existing structures and the house she is referring to is a new build and that is held to different standards.

Jennifer Rauch said the ARB will want to preserve the historic nature of this project. She understands Ms. Bolyard wanting to compare her design to that other house but in the end, the ARB reviews each project on its own merit. She said this is challenging because this family lives in an old house and they want to renovate

it for their growing family. She said the two-story structure added has caused problems along with the shed dormer on the west side.

Ms. Bolyard indicated that resale of this home will be difficult if it has a small master suite. Claudia Husak emphasized this home is in the Historic District and one of the oldest homes in Dublin so the design needs to be sensitive to the character of the community.

Ms. Bolyard said they are keeping the existing structure so it will stand on its own as a historic home.

Mr. Papsidero said there is enough lot space to detach the garage at the alley and asked if they would consider this alternative option. Ms. Bolyard answered they did not want a detached garage.

Mr. Papsidero asked what the programming is for the free-standing structure. Ms. Bolyard answered a kitchenette, studio space, and wet bar area. She said they moved the garage forward to get a window on a wall.

Ms. Martin asked the ART if they were satisfied with the revised second condition and the answer was yes.

Ms. Martin said approval is recommended to the Architectural Review Board for the Waiver as follows:

1. §153.063(A) – Minimum Yard Requirements for BSD Historic Residential District
Request: Encroach one foot into a required three-foot side yard setback.

Ms. Martin said approval is recommended to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the applicant ensures the existing historic stone wall is protected during construction; and
- 2) That the applicant work with the Architectural Review Board to reduce the complexity of the design, including the roof lines.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for vote to recommend approval to the Architectural Review Board for the Waiver, which passed unanimously. He called for vote to recommend approval to the Architectural Review Board for the Minor Project Review with two conditions, which passed unanimously. He said the application will be forwarded to the ARB for their meeting on November 28, 2018.

CASE REVIEW

**3: ID-2 – Noah’s Event Venue
17-108WID-SP**

**PID: 274-001353
Site Plan Review**

~~Logan Stang said this application is a proposal for the construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex District. He said the site is at the northeast corner of the intersection of Shier Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).~~

~~Mr. Stang said this would be a brief presentation as the technical review is still in process and when that is complete, a comment letter will be sent to the applicant. He presented an aerial view of the site in the West Innovation District. He presented a site plan comparison from January 2018 to November 2018 and noted the revisions made to the site plan were received positively. He said the applicant has moved the building~~

~~Donna Goss inquired about the location of the primary entrances. Mr. Stang clarified the entrances were located on both sides of the building with access to the central lobby.~~

~~Ms. Gilger asked if the “hidden door” as shown in the center of the front façade with no outside hardware was an emergency exit to which Mr. Stang answered affirmatively.~~

~~Ms. Gilger inquired about outdoor spaces since that was highly desirable by the applicant in the past. Mr. Stang affirmed there were just the areas surrounding the building; no designated outdoor area was being proposed.~~

~~Aaron Stanford asked if the precast concrete was a permitted material to which Mr. Stang answered it is both a permitted primary and secondary material in the West Innovation District.~~

~~Mr. Stanford asked if there was enough room between the stormwater basin/pond and the Stream Corridor Protection Zone. Mr. Stang said he would ensure that was the case but stated the applicant had shown adherence to that previously.~~

~~Mr. Stanford verified the applicant had agreed to the one access point on Eiterman Drive. He said improvements will need to be made to the culvert north of this site and the applicant will be responsible for that to be completed. Mr. Stang said the applicant was aware and is working with the EPA. He said the applicant has also provided a traffic study as well as roadway improvement plans that are currently being reviewed by our transportation department.~~

~~Mr. Papsidero confirmed this Site Plan application will be recommended to the Planning and Zoning Commission for their review and asked if there were any other questions or concerns regarding this proposal. [Hearing none.]~~

**3. BSD HR – Vessels’ Residence
18-073ARB/MPR**

**63 S. Riverview Street
Minor Project Review**

Richard Hansen said this application is a proposal for the demolition of an existing 960-square-foot detached concrete block garage and an approximately 1,020-square-foot, two-story addition with a first floor mudroom, and attached three-car garage with finished attic space. He said the 0.25-acre site is zoned Bridge Street District Historic Residential and is west of S. Riverview Street, northwest of the intersection with Eberly Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Mr. Hansen presented the Minor Project Review (MPR) process and reported the ART had recommended approval to the Architectural Review Board (ARB) on September 20, 2018, for a MPR for this property that consisted of a second-story addition and exterior modifications to an existing home but the applicant was not prepared to move forward then with the demolition of the garage. He reported that MPR application was approved by the ARB on September 26, 2018. He said the applicant has now returned to request a MPR to deal with the demolition and replacement of the garage of which the ART will make a recommendation to the ARB at the meeting on November 15, 2018; the application would then be reviewed by the ARB at their meeting on November 28, 2018.

Mr. Hansen presented an aerial view of the site for context and said the site itself was not deemed contributing to the Historic District whereas the original home had been deemed contributing as it was built in the 1820's. He presented the existing conditions as viewed from South Riverview Street. He presented

photographs of the existing conditions of the original home's east elevation on South Riverview Street and the west elevation of the garage on Blacksmith Lane requested to be demolished.

Mr. Hansen presented the existing east and west elevations versus the proposed elevations and the existing south elevation versus the proposed south elevation. He said the proposal is substantially similar to what was approved in September 2018. Brad Fagrell said that the proposed roof pitch for the garage seemed steep and should be reduced.

Mr. Hansen noted the previous review in September was prepared against a single-family building type so that needs to be altered with the addition of the attached garage. He said the setbacks and the lot coverage requirements still need to be met.

Aaron Stanford inquired about the driveway dimensions. Mr. Hansen said the widest part closest to the garage door openings was 30 feet but the applicant will need to provide the dimensions of the driveway width where it meets the street.

Shawn Krawetzki asked if cultured stone was being used to which Mr. Hansen answered affirmatively.

Colleen Gilger asked if any of the ART members had an issue with the demolition of the garage. Jennifer Rauch said the demolition will be a separate application to be brought to the Architectural Review Board as they would be the final reviewing body. She reiterated that the garage was not contributing so she did not anticipate a disapproval from the ARB.

Claudia Husak stated there was a lot of different materials proposed, which could make the elevations appear busy. Ms. Hansen said that was an issue during the last review as different wood was used on various parts of the house and its additions. Mr. Stanford asked if the applicant could provide a color rendition of the existing materials with the additions and changes proposed to provide more clarity and ease for the ART to make a recommendation.

Ms. Rauch recalled the ARB had an issue with the roof and did not like the stone during their last review but the application for the additions to the house were still approved. She indicated that because there were significant compromises on both sides at the previous review, she is concerned about the new changes being requested.

Ms. Rauch reported the Historic consultant is reviewing this application and she intends on obtaining that feedback for the next meeting on November 15, 2018.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.]

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:43 pm.



BOARD ORDER

Architectural Review Board

Wednesday, September 26, 2018 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**2. BSD HR – Vessels Residence
18-059ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

Proposal: A second-story addition and exterior modifications to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.

Location: West of South Riverview Street, northwest of the intersection with Eberly Hill Lane.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Trevor & Kate Vessels, represented by Heidi Bolyard, Simplified Living Architecture Design

Planning Contacts: Michael Kettler, Planning Technician and Lori Burchett, AICP, Planner II

Contact Information: 614.410.4650, mkettler@dublin.oh.us; and 614.410.4656, lburchett@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-059

MOTION #1: Mr. Keeler moved, Mr. Leonhard seconded, to approve the following Waiver:

1. §153.063-A – Minimum Yard Requirements for BSD Historic Residential District – Required: Three-foot, side yard setback; Requested: Encroach one foot into the required side yard setback.

VOTE: 5 – 0

RESULT: The request for a Waiver was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Jeffrey Leonhard	Yes
Gary Alexander	Yes
Andrew Keeler	Yes



**2. BSD HR – Vessels Residence
18-059ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

MOTION #2: Mr. Keeler moved, Mr. Leonhard seconded, to approve the Minor Project Review with four conditions:

- 1) That the applicant ensures the HVAC system is at least 3 feet from the property line and screened from the right-of-way and adjacent property to the north;
- 2) That the applicant ensures that the existing stone wall is protected during the construction of the second-story addition;
- 3) That the applicant replaces the board and batten shutters with operable two-panel shutters with louvers to preserve the historical significance and traditional style; and
- 4) That the applicant replaces the overhang brackets with a simple, band board design to separate the first and second stories of the addition.

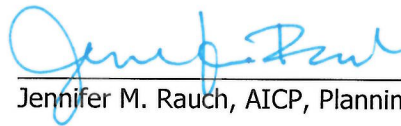
VOTE: 3 – 2

RESULT: The request for a Minor Project Review was approved.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	No
Jeffrey Leonhard	Yes
Gary Alexander	No
Andrew Keeler	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP, Planning Manager



~~detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 feet;~~

- ~~2) That the applicant work with the Engineering Department to relocate the proposed detached garage and associated drive-way to the south; and~~
- ~~3) That the applicant work with Staff to add three windows in the gabled ends of the additions; one window in the house addition and two windows in the detached garage.~~

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Leonhard, yes; Mr. Keeler, yes; and Mr. Alexander, yes. (Approved 5 – 0)

**2. BSD HR – Vessels Residence
18-059ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

The Chair, David Rinaldi, said this application is a proposal for a second-story addition and exterior modifications to an existing home within the Historic District. He said the property is zoned Bridge Street District - Historic Residential and is west of South Riverview Street, northwest of the intersection with Eberly Hill Lane. He said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Lori Burchett reported the Administrative Review Team (ART) recommended approval of the Minor Project Review at their meeting on September 20, 2018. She said there is one Waiver being requested with this project, which the ART also recommended approval of to the ARB.

Lori Burchett presented an aerial view of the site and photographs of the existing conditions on the west elevation (S. Riverview Street). She said this is the portion of the home built in the 1820s and is considered to be a contributing structure to the Historic District and it is also on the National Register. She said the home consists of white wooden siding and a black metal roof.

Ms. Burchett presented the south elevation (Eberly Hill Lane). She noted these two sections of the home were previous additions – one was built in 1980 and the second-story addition was built in 1990, which encroaches into the side yard setback by one foot. Both the two-story and one-story sections consist of white wooden siding and asphalt shingle roofing. She pointed out the location of the proposed second-story addition for a master suite to be constructed on top of the existing living room.

Ms. Burchett presented the proposed site plan and noted the addition is in roughly the same footprint as the existing first floor except for a small overhang on the south side of the building. Again, she said the addition encroaches one-foot into the required 3-foot side yard setback. A Waiver for this encroachment is requested. She said the ART recommended approval as the existing first story already encroached for this same distance and the encroachment is minor.

Ms. Burchett said the applicant also proposed an AC unit on the north side of the building. She said Staff and the ART conditioned that the AC unit meet the 3-foot side yard setback and be screened from the adjacent property and right-of-way.

Ms. Burchett presented the proposed elevations for each side. She said the only change proposed for the Riverview façade is three sets of shutters. She said the applicant had proposed standard, closed-style Tudor, board and batten shutters with decorative hinges. She reported Staff and the ART had recommended that the shutters be replaced by a two-panel, operable shutter to better fit the architecture and historical time period of the home.

Ms. Burchett pointed out the addition is located to the rear of the existing historic structure and is one-foot, 2 inches lower in height than the existing two-story home. She said with the addition, there are also some exterior modifications proposed; a stone veneer is being proposed for the middle section of the home while a beige vertical board and batten siding is used in the portion with the addition and the roof will be changed from an asphalt shingle to a black metal roof. She reported Staff and the ART also recommended the removal of the brackets used at the overhang, and that they be replaced with a simple band board instead.

Ms. Burchett presented additional elevations including the view from the alley way and the view from the north side of the property illustrating the mass of the addition being proposed.

Since the ART meeting, Ms. Burchett said, the applicant has resubmitted new drawings meeting three of the four conditions imposed by the ART. She presented the existing and proposed elevations and noted the shutters had been replaced with operable, two-panel shutters, the overhang brackets have been removed, and the AC unit meets the 3-foot setback and will be screened.

Ms. Burchett presented graphics of the proposed materials that consist of HardiePanel vertical board and batten siding; tilt-wash, double hung Anderson windows and wood trim painted white; matte black, standing-seam metal for the roof; Old Ohio Heritage cultured stone veneer; and operable two-panel shutters with louvers.

Ms. Burchett stated Staff and the ART reviewed the project against the applicable Minor Project Review Criteria, Architectural Review Board Standards, and Waiver Review Criteria and found the application met all the criteria.

Ms. Burchett said approval is recommended for one Waiver for the one-foot, side yard setback encroachment as well as the Minor Project Review with four conditions:

- 1) That the applicant ensures the HVAC system is at least 3 feet from the property line and screened from the right-of-way and adjacent property to the north;
- 2) That the applicant ensures that the existing stone wall is protected during the construction of the second-story addition;
- 3) That the applicant replaces the board and batten shutters with operable two-panel shutters with louvers to preserve the historical significance and traditional style; and
- 4) That the applicant replaces the overhang brackets with a simple, band board design to separate the first and second stories of the addition.

Ms. Burchett said since the applicant has addressed three of the conditions, staff recommends approval of the single Waiver and the Minor Project Review with one condition:

- 1) That the applicant ensures that the existing stone wall is protected during the construction of the second-story addition.

Ms. Burchett presented illustrations of the existing elevations viewed from both the alley and the north side of the property to compare to the proposed elevations as they have been changed.

Ms. Burchett presented the applicant's resubmitted, new drawings meeting three of the four conditions imposed by the ART. She noted the drawings illustrated the shutters had been replaced with operable two-panel shutters, the overhang brackets had been removed, and the AC unit meets the 3-foot setback and will be screened.

Ms. Burchett concluded her presentation by stating both her and the applicant can answer any questions as they are present as well.

The Chair asked the applicant if they had anything to add to the presentation.

Heidi Bolyard, Simplified Living Architecture, said she did the design work for the project. She said her clients would prefer to leave the brackets between the first and second floor, if at all possible. Ms. Burchett said the issue of the brackets would be up to the Board's consideration this evening.

Gary Alexander asked Ms. Bolyard why they chose to put the stone where they did. Ms. Bolyard confirmed he was referring to the space between the existing and the original historic home. She said the client wanted to break up that area.

Mr. Alexander said the proposed material seems arbitrary. He said the siding on the front is wood detailed to look like stone, but as soon as it turns the corner it is clapboard siding. He noted there are four materials. He said the garage which is not shown in the drawings, is painted concrete block. He said materials on additions should be used to ensure the historic portion is articulated. He said instead of the design becoming more cohesive, the design becomes another fragment in the rear.

Mr. Alexander stated he does not agree with Staff that this application meets standards because there is a guideline stating roofs should be simple, volumetric forms. He said the proposed roof has a ridge, shed dormers in two directions, and a gable, and this is not simple like the end of the house. He indicated an early conceptual review would have really helped this process.

Ms. Bolyard indicated the clients plan to replace the garage at some point because they do not like the existing concrete block. In reference to the shape of the addition, she said, the client is trying to gain space but they cannot due to the height of the original historic home. She noted there has been two houses, on Riverview Street, that have similar things done to the roof as the house develops to the rear yard. She said the design for this client was based on those other homes on the street that created additions.

The Chair asked if anyone from the public wished to speak with regard to this application.

Steve Rudy, 129 S. Riverview Street, inquired about the overhang on the south side of the addition. He asked if it was for connectivity or space. Ms. Bolyard answered the overhang was used to break up that plane on the south elevation.

Tom Holton, 5957 Roundstone Place, said he was not certain which roof the applicant was referring to but each has different roof lines and different builds. He indicated the additions appear like they were built in sections but each section seems to have its own roof pitch, designed to look like each section was built in a different point in time. He said there is another house that has separate sections and each one was built at separate time, with a different roofline. He said he is not sure how those two homes differentiate with this application. He recalled when the Everlee's lived in this house (previous owner), they just added all these sections at different points in time and that is why the plan is so cut up the way it is.

The Chair opened the meeting up to the Board for discussion since there was no one else from the public that wanted to speak with respect to this case.

Mr. Alexander said the history of the house shows multiple additions. He suggested connecting the materials choices except for the main, historic part of the house. He said stone could be used across the base. He said he has concerns that the roof form does not conform to the *Guidelines*.

Jeff Leonhard inquired about the siding. Ms. Bolyard said it was wood.

Trevor Vessels, 63 S. Riverview Street, said the siding in the section they are considering to replace with stone, is different than the siding on the original house.

Mr. Alexander said the goal is to tie the previous additions together with the proposal. He indicated for the house that was cited by Mr. Holton, there was more of a sense of hierarchy because of the way it was designed and developed.

Mr. Vessels asked Mr. Alexander if he was suggesting all the same siding be used instead of breaking up the façade with stone.

Mr. Alexander said he thought the roof could be simplified and it would help. Mr. Vessels said before they met with the architect, they walked down their street and picked out the houses that they liked and that is how they decided on their roof. He said they used the assumption that the design had been approved in the past and he is confused on what is the difference between what has been approved in the past and what he has proposed.

Mr. Rinaldi said the difference is some projects cited were new builds versus additions. He said there is a difference as to how the Board would approach each of those.

Mr. Leonhard said he recalls discussions about additions and how these additions were expected to be differentiated from the existing structure. He said he does not see what the problem is with differentiating with stone instead of keeping the existing siding. He said the stone breaks it up.

Mr. Vessels said he and his wife thought of the stone idea because there are seven different types of siding and five different colors of white on their existing home.

Ms. Bolyard noted that unfortunately, that two-story, unappealing addition was put on the back. She said for true, historic design everything is supposed to be set apart from the original historic structure of the home.

Mr. Alexander said there are a number of other ways to handle this that meet more closely with the *Historic Dublin Design Guidelines* and would be more sensitive to the original home. Otherwise, he said there is an opportunity being missed here.

Ms. Stenberg said she appreciated the thought behind separating the original structure from the rest of the additions, but one of her challenges with the stone is the cultured stone, aspect. From the consultant report, she noted they specifically brought up one of the issues of trying to create a false sense of history. She indicated the cultured stone took away from the amazing stone wall that exists out front and some of the other features that were really important and contributing to this structure. Ms. Stenberg said the consultant had suggested using some other material to differentiate the building.

Andrew Keeler said it is tempting to pull different elements from different houses to create what the applicant desires. He said because this is a contributing structure, the options are more limited.

Ms. Bolyard explained the previous two-story structure has a 3:12 pitch and the challenge is trying to do a new roof type and stay below the original home. She said this is why they added dormers to create space through there. She indicated if dormers are not permitted, the applicant would lose one of the bedrooms and there would be no point of doing an addition.

Ms. Stenberg said she did not have a problem with the rooflines.

Ms. Bolyard inquired about the Board's opinion of the brackets. Mr. Rinaldi said it was brought up that the brackets were not recommended. He agreed because the brackets bring additional detail that is not

necessary. He said bringing the roofline down below the existing roofline and breaking up the mass was well done. He said he appreciates the comments on the complexity of the roof. He said even though it is not exactly what we want, there is a practical application as to how this addition should be achieved. He said he did not have an alternative suggestion for the space without using the dormers. He asked the Board how they should approach this roof comment.

Mr. Leonhard said he is fine with the proposed roof and he liked the design proposed.

Mr. Alexander said he does not have an issue with the shed dormer and it makes a nice transition element. He explained his concerns were with all of the roof elements together and the way they are composed. He found that there was a lack of continuity in the design.

Mr. Rinaldi said there are two issues that have been raised – roof design and the use of cultured stone. He said the consultant also brought up the cultured stone issue and brackets. He asked the Board for consensus as to how the cultured stone fits into this design. He said he thought it was appropriate to break the mass up and said stone was appropriate from his standpoint. He said the goal is to get the applicant a resolution that they can work with to move forward.

Mr. Leonhard said Staff approved the application and he suggested a motion be made to approve the application.

Mr. Rinaldi said it is the Board that has the authority to approve the application, and staff provides a recommendation. He asked if the Board had a constructive recommendation or a condition of approval and allow the application to move forward.

Mr. Alexander asked if the application could be tabled. He said the Chair may want to take a straw poll and offer that to the applicant. He said, if the result is a no vote that is a problem for the applicant. He said if the application is tabled, it is still active.

Ms. Stenberg noted that not everyone on the Board has to agree and she thought the applicant wanted to be able to start the renovation as soon as possible. She said she is okay with the side yard setback condition, has no problem with the differences in the roof, and agrees the stone wall should be protected. She said not having the brackets and keeping the design cleaner is closer to the historic structure's character.

Mr. Keeler said he agreed with Ms. Stenberg about the roof and the brackets. He said he could be convinced either way on the stone.

Mr. Rinaldi asked if the applicant or the architect had a recommendation for the stone. He asked if they would be amenable to propose a different material. Mr. Vessels said the stone is important to them to move forward. He said the stone makes the structure look better.

Mr. Alexander noted that applications have been tabled when the Board has had concerns and after reviewing the Board's comments, the applicant has come back with a significantly enhanced proposal.

Ms. Bolyard reported this is not the first design; they have spent months to get to this proposal. She said there have been several options presented to the Vessels.

The Chair asked to review the recommendation from staff that is before them. He said there will be a motion for a Waiver and a motion for the MPR. Lori Burchett said the recommendation from staff was to remove the brackets to meet the condition. The Chair clarified they were back to the four conditions.

The Chair asked the Board if they had any further comments. [There were none.] The Chair called for a motion since there was no further comments or discussion.

Motion and Vote

Mr. Keeler moved, Mr. Leonhard seconded, to approve the following Waiver:

1. §153.063-A – Minimum Yard Requirements for BSD Historic Residential District – Required: Three-foot, side yard setback; Requested: Encroach one foot into the required side yard setback.

The vote was as follows: Mr. Rinaldi, yes; Ms. Stenberg, yes; Mr. Alexander, yes; Mr. Leonhard, yes; and Mr. Keeler, yes. (Approved 5 – 0)

The Chair confirmed the Board has agreed the brackets should be removed but the applicant would like to keep the brackets. Mr. Leonhard asked for clarification on the conditions. He said the Board could make a motion to approve the first three conditions and not the fourth, if the applicant wanted the brackets. The Chair said he had not heard that the Board wanted the brackets and he, himself, is not a fan. Mr. Alexander said he did not want the brackets.

The Chair called for a motion to approve the MPR with the following four conditions:

- 1) That the applicant ensures the HVAC system is at least 3 feet from the property line and screened from the right-of-way and adjacent property to the north;
- 2) That the applicant ensures that the existing stone wall is protected during the construction of the second-story addition;
- 3) That the applicant replaces the board and batten shutters with operable two-panel shutters with louvers to preserve the historical significance and traditional style; and
- 4) That the applicant replaces the overhang brackets with a simple, band board design to separate the first and second stories of the addition.

Motion and Vote

Mr. Keeler moved, Mr. Leonhard seconded, to approve the Minor Project Review with the stated four conditions. The vote was as follows: Mr. Alexander, no; Mr. Rinaldi, yes; Ms. Stenberg, no; Mr. Leonhard, yes; and Mr. Keeler, yes. (Approved 3 – 2)

3. BSD HC – Tackett Bakery & Office Addition 18-027ARB-MPR

30 – 32 S. High Street Minor Project Review

~~The Chair, David Rinaldi, said this application is a proposal for building additions, renovations, and associated site improvements to two existing historic structures within the Historic District. He said the properties are zoned Bridge Street District Historic Core and are on the east side of South High Street, approximately 50 feet north of the intersection with Spring Hill Lane. He said this is a request for a review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.~~

~~Lori Burchett reviewed the Minor Project Review process and reported this application was reviewed recently by the Administrative Review Team on September 20, 2018, with a recommendation of approval to the Board this evening. She explained there are Waivers associated with this project and they are outlined in the presentation.~~

~~Ms. Burchett presented an aerial view of the site for context and then photographs of the front facades on the existing structures, which were both listed on the National Historic Register. She presented photographs of the rear of each building. She said the image of 30 S. High Street showed the additions that have been added over time. During the informal review by this Board, she said, the removal of the~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, September 20, 2018

The Administrative Review Team made the following determination at this meeting:

3. BSD HR – Vessels Residence **63 S. Riverview Street**
18-059ARB-MPR **Minor Project Review**

Proposal: A second-story addition and exterior modifications to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.

Location: West of South Riverview Street, northwest of the intersection with Eberly Hill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Trevor & Kate Vessels, represented by Heidi Bolyard, Simplified Living Architecture Design.

Planning Contacts: Michael Kettler, Planning Technician and Lori Burchett, AICP, Planner II.

Contact Information: 614.410.4650, mkettler@dublin.oh.us and 614.410.4656, lburchett@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-059

REQUEST #1: Recommendation of approval to the Architectural Review Board for the following Waiver:

1. §153.063-A – Minimum Yard Requirements for BSD Historic Residential District – Required: Three-foot, side yard setback; Requested: Encroach one foot into the required side yard setback.

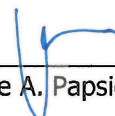
Determination: The Waiver was forwarded to the Architectural Review Board with a recommendation of approval.

REQUEST #2: Recommendation of approval to the Architectural Review Board for the Minor Project Review with four conditions:

- 1) That the applicant ensures the HVAC system is at least three feet from the property line and screened from the right-of-way and adjacent property to the north;
- 2) That the applicant ensures the existing stone wall is protected during the construction of the second-story addition;
- 3) That the applicant replaces the board and batten shutters with operable, two-panel shutters with louvers to preserve the historical significance and traditional style; and
- 4) That the applicant replaces the overhang brackets with a simple, band-board design to separate the first and second stories of the addition.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval with four conditions.

STAFF CERTIFICATION



Vince A. Papsidero, FAICP, Planning Director



**3. BSD HR – Vessels Residence
18-059ARB-MPR**

**63 S. Riverview Street
Minor Project Review**

Mike Kettler said this application is a proposal for a second-story addition and exterior modifications to an existing home within the Historic District. He said the property is zoned Bridge Street District - Historic Residential and is west of South Riverview Street, northwest of the intersection with Eberly Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Mr. Kettler presented an aerial view of the site and photographs of the existing conditions on the west elevation (S. Riverview Street) where the front of the structure is clad in white wood siding with a standing seam, black-metal roof and the south elevation (Eberly Hill Lane) as a one and a half story addition built in 1980 as well as a two-story addition in 1990; both clad with wood siding and asphalt shingles. He noted the second story addition encroaches into the side yard setback by one foot.

Mr. Kettler presented the proposed site plan illustrating the location of the proposed second-story addition over the one-story addition located to the rear of the main building. He said the proposed second-story addition will allow for a master suite over an existing family room at 22 feet, 1 inch in height compared to the existing one and a half story historic building at 22 feet, 3 inches in height. This second-story addition, he said, will maintain the same footprint as the one-story addition, except for a small overhang on the south side of the structure that will encroach one foot into the required three-foot, side yard setback, requiring a Waiver.

Mr. Kettler stated the existing materials for the 680-square-foot, one-story addition are wood siding and asphalt shingle roofing. These materials for the first floor and proposed second floor addition include a white, vertical board and batten siding and a black standing-seam, metal roof. He explained the second story overhang on the southern elevation for the master suite addition would be supported by white brackets. Staff recommended the brackets be removed and replaced with a simple band-board design to separate the first and second floors, per the recommendation by the City's third-party consultant, as those brackets are used more in colonial-style architecture and may create a false sense of history.

Mr. Kettler said the proposal included changes to the exterior of the existing two-story addition. He noted the existing wood siding and asphalt shingle roof would be replaced with a cultured stone veneer and a black standing seam metal roof. He said the window trim would be replaced with cultured stone headers and sills and a door on the south façade would be replaced with a window to match.

Mr. Kettler emphasized the only change to the original historic portion of the building will be two-panel shutters with louvers for a more traditional style, which the consultant deemed appropriate.

Mr. Kettler added an HVAC replacement is proposed along the north side of the existing house and Staff recommended the HVAC system be located three feet from the property line and screened from the right-of-way, as well as the adjacent property.

Mr. Kettler said a recommendation of approval to the Architecture Review Board is recommended for the following Waiver:

1. §153.063-A – Minimum Yard Requirements for BSD Historic Residential District – Required: Three-foot, side yard setback; Requested: Encroach one foot into the required side yard setback.

Mr. Kettler said a recommendation of approval to the Architecture Review Board is recommended with four conditions:

- 1) That the applicant ensures the HVAC system is at least three feet from the property line and screened from the right-of-way and adjacent property to the north;
- 2) That the applicant ensures the existing stone wall is protected during the construction of the second-story addition;
- 3) That the applicant replaces the board and batten shutters with operable, two-panel shutters with louvers to preserve the historical significance and traditional style; and
- 4) That the applicant replaces the overhang brackets with a simple, band-board design to separate the first and second stories of the addition.

Mr. Kettler said the applicant was not present but had agreed to all the conditions, prior to the meeting.

Vince Papsidero asked if there were any questions or concerns for this proposal. [Hearing none.] He called for votes on the Waiver and the Minor Project with four conditions to be recommended for approval to the ARB for their meeting on September 26, 2018. The recommendations for approval passed unanimously on both requests.

**4. BSD HC – Tackett Bakery and Office 30-32 S. High Street
18-062ARB-MPR Minor Project Review**

~~Lori Burchett said this application is a proposal for building additions, renovations, and associated site improvements to two existing historic structures within the Historic District. She said the properties are zoned Bridge Park District – Historic Core and are east of South High Street, ± 75 feet north of Spring Hill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.~~

~~Ms. Burchett briefly covered an overview of the process for both the Minor Project and Waiver Reviews. She said this application includes the following requests for these two properties:~~

- ~~• An Administrative Departure for Primary Materials~~
- ~~• Five Waivers~~
- ~~• A Fee-in-Lieu of Open Space~~
- ~~• A Parking Plan~~
- ~~• Minor Project Review with four conditions~~

~~Ms. Burchett presented an aerial view of the site for context and photographs of the existing conditions on the front facades along S. High Street for both buildings as well as the rear views.~~

~~Ms. Burchett explained the structure on 30 S. High Street sustained multiple additions over the years, which caused significant discussion amongst the Architectural Review Board members during informal reviews of the proposal. She reported they considered the removal of some additions and how a new addition should appear so it was subordinate in order to meet the intent of the Guidelines. The Board was supportive of the proposed design and the reuse of materials wherever possible.~~

~~Ms. Burchett said the structure on 30 S. High Street is listed on the National Register of Historic Places and is one of the few remaining log structures in Dublin; the log cabin is visible from the attic. She reported a map from 1856 indicated a drugstore was on this site at one time. She said the structure rests on a stone~~