

18-073ARB-MPR – VESSELS’ RESIDENCE

Site Location

63 S. Riverview Street. Located on the west side of S. Riverview Street, northwest of the intersection with Eberly Hill Lane.

Proposal

Construction of a new second-story addition over an existing single-story addition, a new single-story mudroom, and a new attached 1½-story, 3-garage and recreation room.

Zoning

BSD-HRN, Bridge Street District - Historic Residential Neighborhood.

Property Owner

Trevor & Kate Vessels

Applicant/Representative

Heidi Bolyard, Simplified Architecture.

Applicable Land Use Regulations

Zoning Code Sections 153.066-153.070, 153.174, and the *Historic Dublin Design Guidelines*.

ART Recommendations

Approval of 1 Waiver and a Minor Project Review with 1 condition.

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Case Manager

Nichole M. Martin, AICP, Planner I
(614) 410-4635
nmartin@dublin.oh.us

Summary

The applicant is constructing a new approximately 1,000-square-foot addition including a second-story addition over an existing portion of the home, a first-floor mudroom, and an attached 3-car garage with finished space above.

The request requires a Board Order approval for demolition of an existing single-story, concrete block garage; which was previously approved.

Zoning Map

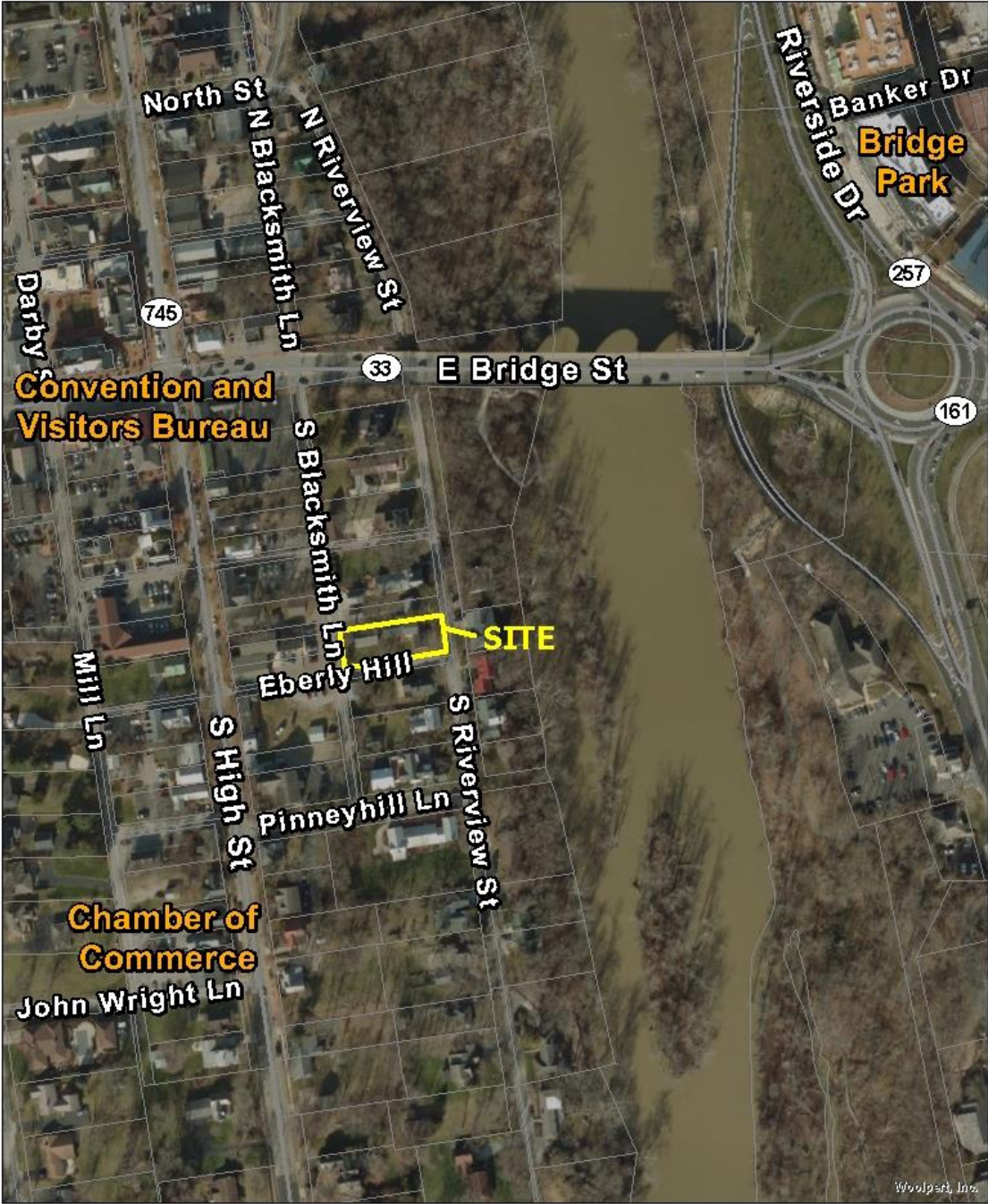


Next Steps

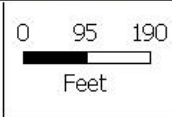
The ARB is required to review and make a determination on the proposed application. Upon approval of the application by the ARB, the applicant is eligible to file for building permits.

1. Context Map

Located on the west side of S. Riverview Street, northwest of the intersection with Eberly Hill Lane.



18-073ARB/MPR
Minor Project Review
63 S. Riverview Street



2. Overview

A. Background

The site contains a historic 1½ story residence constructed in the 1820s. The home is a physical reminder of Dublin's founding as a long-standing property of the Eberly family from 1867 to 1991. The historic structure is a small cottage with gabled roofline typified by simple vernacular architecture.

Overtime, modifications and additions to the historic home occurred including: replacement siding and windows; a 680-square-foot, 1-story addition; a 200-square-foot, 1½ story addition; and, a 2-story, 460-square-foot addition.

The existing residence has wood siding with a standing-seam metal roof on the historic portion of the home, and asphalt shingles on the subsequent additions. A concrete block garage constructed in the 1950s is located at the rear of the property along Blacksmith Lane. A historic stonewall exists along the perimeter of the property.

B. Case History

1) December

The applicant updated the proposed architecture in response to the Architectural Review Board's (ARB) recommendations at the November meeting. Specifically, the second-story addition has been modified to a single gabled roof with understated shed dormers. The south elevation is also simplified with the removal of the faux gable detail; and new symmetrical window arrangement. The north elevation contains two identical shed dormers consistent with the Board's recommendation. The application has also provided an architectural section through the mudroom, which provides a detail of the west elevation of the second-story addition. The west elevation of the second-story addition will have two identical windows.

2) November

On November 28, 2018, the application was tabled by the ARB. The ARB supported the 1½-story attached, 3-car garage location, materials, and design, but recommended the applicant streamline the roofline of the second-story addition and simplify the window arrangement to differentiate the historic home, home addition, and garage addition as three distinct yet cohesive designs.

Previously, the Administrative Review Team (ART) reviewed the proposal and recommended approval with the condition that the applicant collaborate with the Board to ensure the approved design is complementary to the district.

3) September

On September 26, 2018, the ARB approved a proposal of a 675-square-foot second story addition and exterior modifications including roofing, siding, windows, and trim replacement; and shutter installation. The attached mudroom, and 3-car garage are new with this application. The applicant has expressed a desire to obtain approval for the improvements holistically at this time.

As part of the September review, the ARB expressed concern with the 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 materials selections and finishes. ARB approved Case 18-059ARB-MPR on September 26, 2018.

C. Site Characteristics

1) Natural Features

The site is developed and no known natural features exist that the proposed site improvements will impact negatively.

2) Historic and Cultural Facilities

The site is located within the Historic District and is listed in the National Historic Register. It is considered a contributing structure and is identified as an early Dublin building and the original owner was Isaac Walter. The building was used as a post office until 1831. It is Vernacular style with a gable style. According to the Ohio Historical Inventory, it was originally built as a 1½ story structure. The single story and second story wing were added in 1976 when the shingle siding was replaced with wood siding. Additional history is provided in the Background section of this report.

3) Surrounding Land Use and Development Character

- North: BSD – HRN: Historic Residential Neighborhood (Single Family)
- East: BSD – HRN: Historic Residential Neighborhood (Single Family)
- South: BSD – HRN: Historic Residential Neighborhood (Single Family)
- West: BSD – HS: Historic South (Commercial/Office)

D. Proposal

1) Summary

The applicant is proposing an addition that is approximately 1,000-square-feet in area and will include a second-story addition over an existing portion of the home, a first-floor mudroom, and a 3-car garage with finished space above. The applicant is also proposing exterior modifications to the existing two-story portion of the house and 1½ - story historic home.

2) Development Standards

Residential modifications and expansions within the BSD-Historic Residential Neighborhood are not required to meet any of the BSD Building Type standards, including the standards for Single-Family Residential.

Instead the development standard including setbacks, lot coverage and maximum building height are regulated by street to preserve the existing character unique to each residential street within Historic Dublin. The development standards are supplemented by the *Historic Dublin Design Guidelines*, which provide the reviewing bodies additional direction on preservation, sensitive design, and complementary materials.

For the west side of S. Riverview Street, the front setback is 20 feet, the side yard setback is a minimum of 3 feet with a total combination of 12 feet required when both sides are summed, and the rear yard setback is 15 feet. The maximum lot coverage, unless otherwise permitted by the ARB, is 50-percent, and the maximum building height

is 35-feet. In all cases, the *Historic Dublin Design Guidelines* recommend building additions should be subordinate to the historic structure.

The application meets all required setbacks with the approval of a proposed Waiver for the home to encroach into the 3-foot required side yard setback by 1-foot.

3) Exterior Modifications

The applicant is proposing changes to the exterior of the historic structure and the existing 2-story addition. No changes have occurred to the proposed exterior modifications since the Board's November review.

a. Historic Structure

Operable two-panel shutters with louvers are proposed for the three windows on the east elevation, which fronts S. Riverview Street. The shutters were included with the September 26, 2018 application.

b. Existing Addition

For the 460-square-foot 2-story addition, the existing wood siding and asphalt roof will be replaced with a cultured stone veneer (Casa di Sassi – Salerno Limestone; previously, Ohio Heritage Cultured Stone) and a black standing-seam metal roof. The existing window trim will be replaced with cultured stone headers and sills. A door on the south façade of the existing two-story addition is proposed to be replaced with a window.

4) New Construction

The applicant is proposing several additions including: a second-story addition above an existing single-story addition, a mudroom connecting the main residence to the garage, and an attached 3-car garage with livable space above. In detail:

a. Second-Story Addition

The design is simplified based on the November ARB comments by eliminating the faux gable on the south façade, streamlining the center section with a single gable, limiting the shed dormers to the north and south roofs, and creating a symmetrical window pattern on the south façade. The applicant has addressed all the Board's comments with the modified design.

In detail, construction of a 680-square-foot second-story addition is proposed over the 1-story addition located to the rear of the existing 2-story addition. The height of the second-story addition is 21-foot 8-inches which when compared to the existing 1½ story historic building (22-foot 3-inch height) is 5 inches shorter; and, 3 inches short than proposed in November, 2018.

The proposed second-story addition maintains the same footprint as the 1-story addition, except for a small overhang on the south side of the structure. The second story addition continues to encroach one-foot into the required three-foot side yard setback to the north, requiring a Waiver.

The exterior materials on the existing 1-story addition are wood siding and an asphalt roof. The first-story materials are proposed to be updated to match the new second-story addition materials which include a white, vertical board and batten

siding (HardiePanel Cedarmill) and a black standing-seam metal roof. The second story overhang on the master suite addition is highlighted by a simple band board.

b. Mudroom

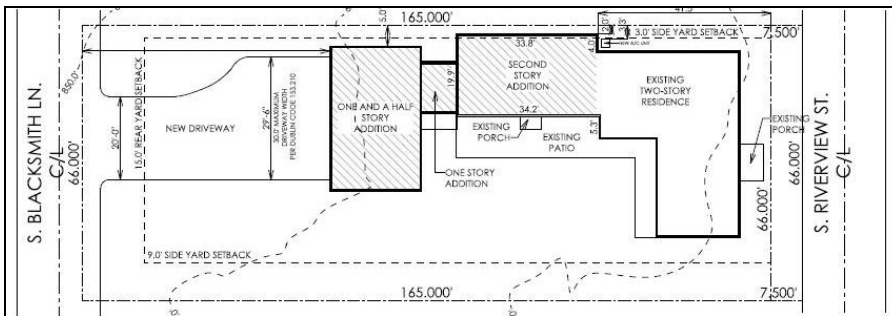
No changes have occurred to the mudroom design since the ARB's November review. The proposed mudroom is a one-story addition, which connects the main residence to the garage. Architecturally, the simplicity and scale of the structure provide relief to the overall design. The exterior is proposed to be finished in a stone veneer to match the modifications on the existing two-story structure, with windows, door, and metal roof to also match the proposed exterior modifications.

c. Attached 3-Car Garage & Driveway

No changes have occurred to the attached garage since the ARB's November review. The applicant is proposing an attached 1½-story, three-car garage with a finished space above the garage including a recreation room, bathroom, and kitchenette. The proposed attached garage has a gabled roof with shed dormers on the west and east elevations. The exterior of the garage is proposed to be white, vertical board and batten siding (HardiePanel Cedarmill) to match the modifications on the principle structure, with all three of the garage doors to be C.H.I. Stamped Carriage Long Overhead Doors. A proposed stone watertable is incorporated to complement the proposed exterior modifications to the previous additions.

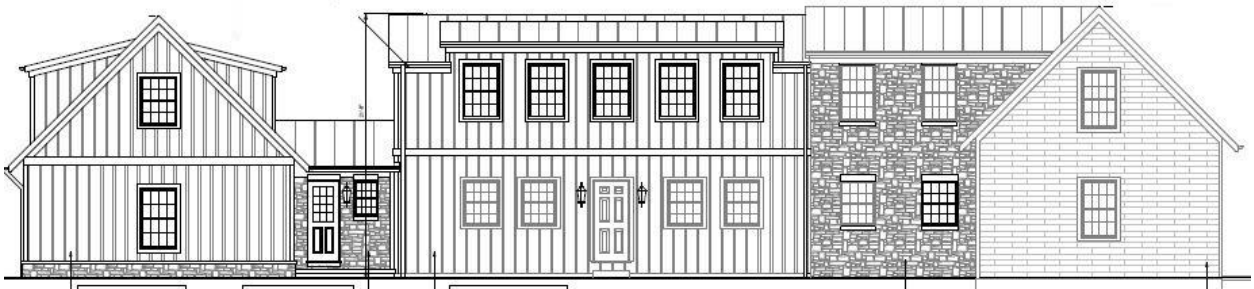
3. Site Plan

The site is 0.25-acres and is located at the northwest corner of Eberly Hill Lane and S. Riverview Street. A 1½-story, historic residence fronts S. Riverview Street. There are multiple additions to the rear. Vehicular access to the site is off Blacksmith Lane.



4. Architecture

South Elevation – December 2018



South Elevation – November 2018



5. Criteria Analysis

A. Minor Project Review Analysis

- 1) **The site plan review shall be substantially similar to the approved basic site plan.**
Criteria Not Applicable. No basic site plan is associated with this project.
- 2) **If a development plan has been approved that includes the property, the application is consistent with the development plan.**
Criteria Not Applicable. No development plan is associated with this project.
- 3) **The application meets all applicability requirements of 153.059 and 153.062-153.065 except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.**
Criteria Met with Waiver. The project meets the necessary code requirements, except a Waiver to allow the addition to encroach one foot into the required three foot required side yard setback.
- 4) **The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.**

Criteria Met. All alterations are internal to the site and do not impact circulation or access.

- 5) **The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.**

Criteria Met. The design is compatible with the Historic Residential Neighborhood District and is respectful of the simple Vernacular architecture of the historic home.

- 6) **The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**

Criteria Not Applicable. No open space is proposed as part of this project.

- 7) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.**

Criteria Met. The proposed modification allows for the adequate provision of services.

- 8) **Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.**

Criteria Met. Appropriate stormwater management systems will be included.

- 9) **If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.**

Criteria Not Applicable. No phases are proposed with this project.

- 10) **The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.**

Criteria Met. The site alterations proposed as part of this project and the material selection are compatible with the context of the surrounding neighborhood; however, every effort should be made to recognize the Historic Residential Neighborhood is unique to the Bridge Street District and Historic Dublin as a whole therefore modifications should be approached in an architecturally respectful manner.

B. General Review Standards

- 1) **The character and materials are compatible with the context.**
Criteria Met. The proposed materials and palette is appropriate for the character of the existing structure and neighborhood at large.
- 2) **Recognition and respect of historical or acquired significance.**
Criteria Met. The proposed materials and palette complement the existing color palette and architectural details of the structure. The design is simple in nature which is consistent with the historic structure.
- 3) **Compatible with relevant design characteristics.**
Criteria Met. This proposal is compatible and consistent with the existing aesthetic and maintains the historic integrity of the residence.
- 4) **Appropriate massing and building form.**
Criteria Met. The addition is secondary in nature to the existing structure located behind the existing structure. As the addition is located to the rear it is visually subordinate in height and mass. The applicant has worked with the ARB to ensure the design details are appropriate to the structure and cohesive with the neighborhood.
- 5) **Appropriate color scheme.**
Criteria Met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines* for the age of the structure.
- 6) **Complementary sign design.**
Criteria Not Applicable. No new signs are proposed.
- 7) **Appropriate landscape design.**
Criteria Not Applicable. No landscaping is proposed.
- 8) **Preservation of archaeological resources.**
Criteria Not Applicable. No archaeological resources are associated with this site.

C. Alterations to Buildings, Structure, and Site

- 1) **Reasonable effort to minimize alteration of buildings and site.**
Criteria Met. The addition is located to the rear of the existing structure. The design details have been simplified to minimize the visual impact of the proposed alterations and additions.
- 2) **Conformance to original distinguishing character.**
Criteria Met. The proposed materials and color palette are appropriate for the character and design of the existing structure. The Vernacular architecture of the 1800s should be paid respect wherever possible.

- 3) **Retention of historic building features and materials.**
Criteria Met. Minor changes are proposed to the historic structure and the addition is secondary and located to the rear of the existing home. The proposed color selection is compatible with the surrounding development and existing historic residence.
- 4) **Alteration recognizes historic integrity and appropriateness.**
Criteria Met. The alteration is mindful of the contributing history of the structure. The applicant has worked with the Board extensively to address the structure and neighborhood in a sensitive manner.
- 5) **Recognition and respect of historical or acquired significance.**
Criteria Met with Condition. The condition that the stone wall is protected during the construction of the second story master suite and rear addition. The proposed changes are compatible with the surrounding character of the area.
- 6) **Sensitive treatment of distinctive features.**
Criteria Met. The proposed changes are compatible with the surrounding design and character of the district. The materials selection is appropriate to maintain the historic character and repairs are being made to maintain existing architectural features of the historic portion of the home.
- 7) **Appropriate repair or replacement of significant architectural features.**
Criteria Met. No significant architectural features are impacted as part of this application.
- 8) **Sensitively maintained historic building materials.**
Criteria Met. The materials selection is appropriate to maintain the historic character and repairs are being made to maintain existing architectural features.

D. Additions to Existing buildings, Structures, or Sites.

- 1) **Materials are traditional to the Historic District, but are not necessarily matching**
Criteria Met. The materials proposed are natural materials that are indicative to other existing structures used throughout Historic Dublin.
- 2) **Contemporary designs are discouraged. Designs shall be compatible in scale, material, and character of the property, neighborhood, and environment. Roofline additions are discouraged or should be placed to have the least amount of visual impact.**
Criteria Met. The design is not contemporary. The design takes cues from the character of the neighborhood and historic home.
- 3) **Additions should be clearly distinguishable from the original structure by keeping additions smaller scale where appropriate. Additions should generally be located to the rear of the historic home and not detract from any aspect of the historic structure.**
Criteria Met. The addition is located to the rear of the historic residence.

- 4) **All buildings, structures, and sites shall be recognized as a product of their own time. Additions with no historical basis are discouraged.**
Criteria Met. The addition is a product of the time; however, it is clearly based on historic inspiration and incorporates Vernacular influences. The structure would benefit from eliminating influence from multiple time period in one addition.

E. Waiver Review

- 1) **153.063-A – Minimum Yard Requirements for BSD Historic Residential District**

Request: Encroach one-foot into a required three-foot side yard setback.

Criteria Met. The Waiver is minor in nature and will ensure that the addition is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

6. ART Recommendations

Waiver Review

The proposed Waiver meets all applicable review criteria as detailed above. **Approval** is recommended to the Architectural Review Board for the following waiver:

- 1) Minimum Yard Requirements – Side Yard Setback

Minor Project Review

The proposed Minor Project Review is consistent with the applicable review criteria. Staff is recommending **approval** with 1 condition to the ARB.

- 1) The applicant ensures the existing stone wall is protected during construction.