

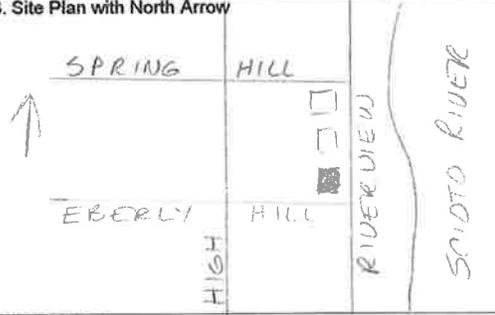
# OHIO HISTORIC INVENTORY

OHIO HISTORIC PRESERVATION OFFICE  
567 East Hudson St.  
Columbus, Ohio 43211-1030  
614/297-2470-fax 614-297-2486



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	
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) Kilbourne/Sandy/Eberly Residence			
Roll No. Picture No.(s) 2 8					
6.Specific Address or Location 63 S. Riverview		16. Thematic Association(s) commercial/19th c. arch.		28. No. of Stories 1 1/2	
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.				46. Prepared by Hahm/Recchie	
45. Sources of Information OHI 8/76; Franklin County Atlases 1856, 1872; Parker Eberly (owner in 1976); "A National Register Home in Dublin"				47. Organization BDR&C	
				48. Date Recorded in Field 8/76	
				49. Revised by N.Recchie	
				50. Date Revised 3/03	
				50b. Reviewed by	

FRA - 2547-1

FRANKLIN

KILBOURNE / SANDY / EBERLY RES.

63 S. RIVERVIEW

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

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

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



63 S Riverview St, looking west



63 S Riverview St, looking northeast

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 1<sup>st</sup> 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:** 5 – 0

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

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

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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](mailto:mkettler@dublin.oh.us) and 614.410.4656, [lburchett@dublin.oh.us](mailto:lburchett@dublin.oh.us)

**Case Information:** [www.dublinohiousa.gov/arb/18-059](http://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.

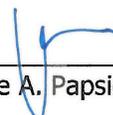
**Determination:** The Waiver was forwarded to the Architectural Review Board with a recommendation of approval.

**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~~