

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 recroom.

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 3 conditions.

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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; however, demolition is not a consideration as part of this application.

Zoning Map

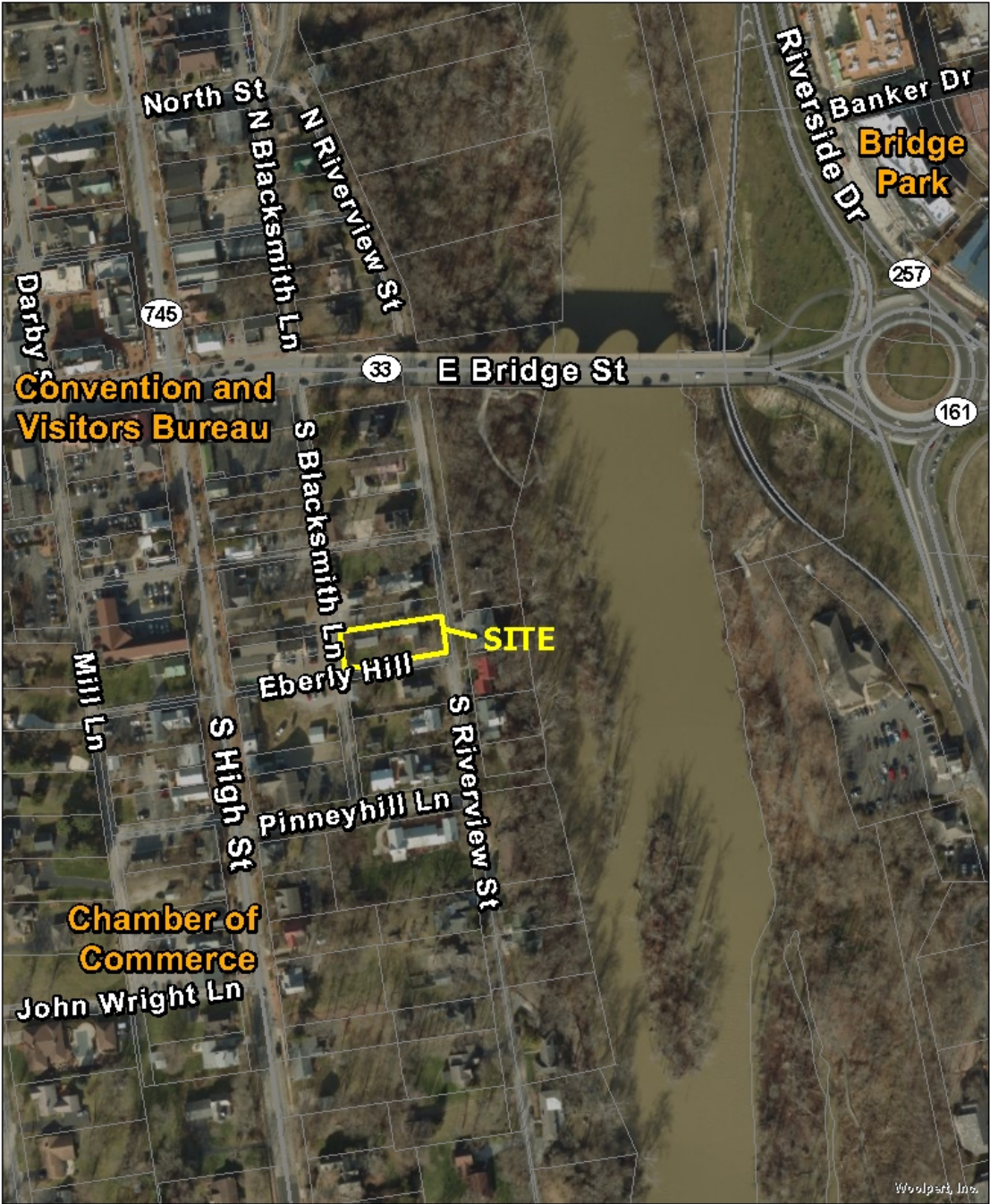




Next Steps

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.



 <p>City of Dublin</p>	<p>18-073ARB/MPR Minor Project Review 63 S. Riverview Street</p>	<p>0 95 190 Feet</p> 
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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.

Today, the 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

In September 2018, the Administrative Review Team (ART) and Architectural Review Board (ARB) reviewed a portion of proposal (Case 18-059ARB-MPR), as proposed for approval with this application, namely the 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 the application as submitted on September 26, 2018.

The application was reviewed by the City's third party preservation consultant in September and November of this year. As a result of the review, the applicant worked with Staff to address a number of minor items while still ensuring the client's goal of maximizing livable space is preserved.

On November 15, 2018, the Administrative Review Team (ART) reviewed the proposal and recommended approval of the application. The ART expressed concerns about the height and scale of the proposed garage, as well as the roof design of the proposed 2-story addition. Staff recommended the garage be reduced to a one-story structure given the surrounding character in the District. Additionally, the ART was concerned with the complexity of roof design across the structure, particularly when the Guidelines call for a simplistic design to ensure the historic structure is not overshadowed. The ART recognized Staff's recommendations but deferred the discussion to the ARB for final decision, understanding the owner's programming challenges and the character of the District need to be weighed by the Board. As a request, Staff's condition to reduce the height of the garage to 1-story was modified by the ART to give the ARB the greatest latitude to work with the applicant.

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 1,024-square-foot 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 1.5-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-feet 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.

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, 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

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 22-foot 1-inch which when compared to the existing 1½ story historic building (22-foot 3-inch height) is 2 inches shorter.

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.

ARB members raised concerns during the September, 2018 review regarding the numerous roof lines and shed dormers on the second-story addition. Some members found the proposed roof design to be overly complex when compared to the existing historic structure. The proposed design was approved by ARB in September; however, given the additional improvements included in the current application ART has raised concerns about the complexity of the proposed roof on the second-story addition especially in relation to the complexity and height of the proposed garage. ART discussed their concerns during their review and provided guidance that the applicant work with the ARB to reduce the complexity of the design, including the roof lines.

Faux shutters are proposed on the north elevation of the second story addition. There are no other shutters, functional or faux, on any elevation except the shutters that are proposed on the east façade of the historic structure.

b. Mudroom

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

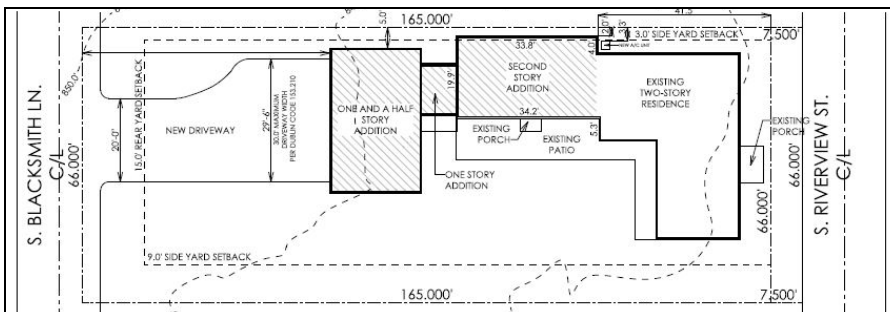
The applicant is proposing an attached 1½-story, three-car garage with a finished space above the garage including a recreation room, bathroom, and kitchenette. The proposed attached garage has a gabled roof on both the west and east elevations. The exterior of the garage is proposed to be white, vertical 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.

The applicant has worked with Staff to reduce the number of rooflines of the proposed garage addition; however, Staff's foremost concern is the overall height of the garage being 9 inches shorter than the historic structure, and 5 inches taller than the proposed addition. It is customary for structures to stepdown as the structure moves toward an alley, and not to compete with the historically significant structure.

Staff and ART have concerns the proposed mass, scale, and total height of the attached garage overpowering both the original historic structure and surrounding properties. ART recommends the applicant with the Architectural Review Board on the design of the proposed garage to meet the program needs of the owner, while maintaining the desire character of the District.

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



West – Blacksmith Lane



South – Eberly Hill

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 with Condition. Staff and ART raised concerns that the scale and massing of the proposed garage addition, and the complex roof design across the structure is not compatible with the historic structure and surrounding character. The ART recommends the applicant work with the Architectural Review Board to reduce the complexity of the design.

- 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 have been incorporated in rear additions.

- 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.
- 2) **Recognition and respect of historical or acquired significance.**
Criteria Met with Condition. The proposed materials and palette complement the existing color palette and architectural details of the structure. The applicant should work with the ARB to reduce the complexity of the design.
- 3) **Compatible with relevant design characteristics.**
Criteria Met with Condition. 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 with Condition. The addition is secondary in nature to the existing structure located behind the existing structure. Staff has reservations the applicant has not made a greater effort to ensure all additions are visually subordinate in height, mass, and material selection. The ART recommends the applicant work with the Architectural Review Board to reduce the complexity of the design.
- 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 with Condition. The addition is located to the rear of the existing structure although Staff has concerns that enough has not been done to respect the

historic structure. The ART recommends the applicant work with the Architectural Review Board to reduce the complexity of the design.

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 with Condition. The ART recommends the applicant work with the Architectural Review Board to reduce the complexity of the design.

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 across the site.

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 with Condition. The applicant should work with ARB to address the overall height, number of rooflines, and general complexity of the design.

- 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 with Condition. The addition is located to the rear of the existing home although is large and over powers the historic residence. The applicant should work with ARB to address the design including mass and scale.

- 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 2 conditions to the ART for a recommendation to the ARB.

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