

18-074ARB-MPR – SCHMITT RESIDENCE

Site Location

109 S. Riverview Street. Located southwest of the intersection of South Riverview Street and Pinneyhill Lane.

Proposal

Construction of a 720-square-foot building addition, covered porch, exterior modifications, and associated site improvements.

Zoning

BSD-HR, Bridge Street District - Historic Residential.

Property Owner

Gregory & Carey Schmitt.

Applicant/Representative

Nathan Simpson, Behal Sampson Dietz Architecture & Construction.

Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.070-153.180, and the *Historic Dublin Design Guidelines*.

Staff Recommendations

Approval of a MPR with 2 Conditions.

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Summary

This is a request for review and approval of a Minor Project Review for an existing home located in the Historic Residential Neighborhood. The proposal is for a 720-square-foot building addition, an enclosed covered porch, exterior material modifications, and associated site improvements.

Zoning Map

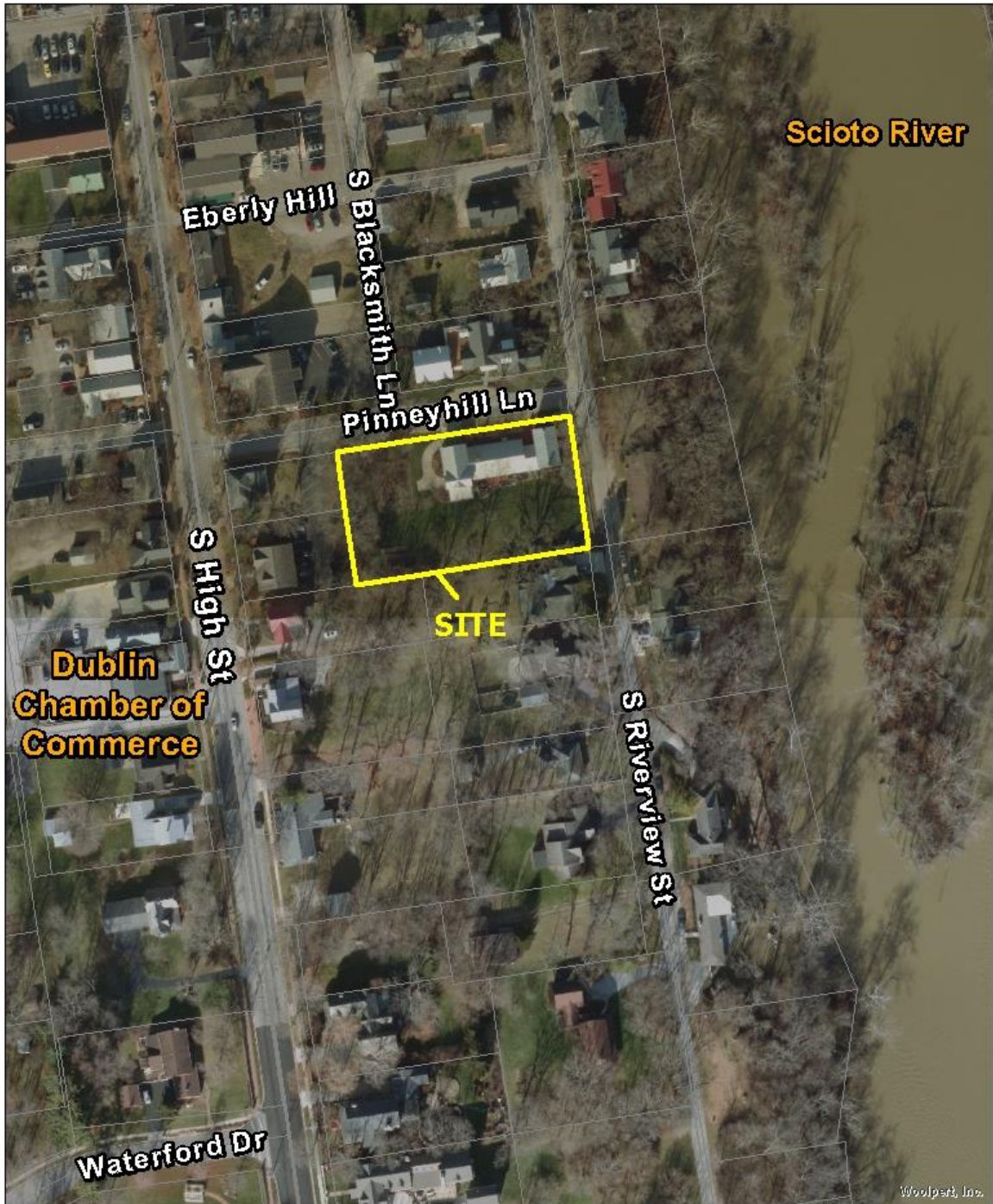


Next Steps

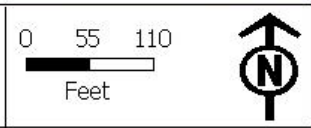
Upon recommendation by the ART, the proposal will be presented to ARB for review and approval. With approval by the ARB, the applicant will be eligible to file for a building permit.

1. Context Map

The 0.74-acre site is located southwest of the intersection of South Riverview Street and Pinneyhill Lane. The home is situated in the northwest portion of the site.



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Minor Project Review
109 S. Riverview Addition



2. Overview

A. Background

The site contains a two-story Federal-style house that was built in 1827 fronting S. Riverview Street and subsequent building additions to the rear along Pinneyhill Lane.

The historic home is an early Dublin building. It was originally owned by Charles Sells, the son of Dublin's founder. It was later owned and added on to by Eli Pinney, Dublin's second doctor of the mid-to-late 1800s.

The original 1820s structure is brick construction with a rectilinear plan and a side-gable roof. The façade of the historic home is symmetrically designed with a centrally located front door, and nine six-over-six windows with brick lintels. A one story addition built in 1842 extends from the back of the original structure and connects to a 1½-story addition built in 2006. The additions are clad in clapboard siding.

B. Case History

On November 15th, 2018, this proposal was introduced to the Administrative Review Team (ART). The ART noted that the chimney on the proposed addition was larger as compared to the chimneys on the original historic structure, and requested it be reduced in scale. It was also noted a landscape plan is not required, but could be a benefit in this case to screen the massing of the proposed addition. Staff relayed the concerns to the applicant. In response, the applicant has provided additional details for the ARB's consideration.

In 2017, the ARB reviewed and approved modifications to the historic home including window and roof replacement, installation of new gutters and downspouts, and general maintenance.

Previously, in 2006, a garage addition was approved by ARB in April, 2006 and new exterior paint colors were approved in August, 2006. Also in April, 2006, the Board of Zoning Appeals approved a front yard setback variance for the property to allow for the garage addition subsequently approved by the ARB.

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 Residential District and is an early Dublin building. It was originally owned by Charles Sells, the son of Dublin's founder, John Sells, and was later owned by Eli Pinney, an important member of Dublin's community.

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 approximately 720-square-foot building addition, the enclosure of an existing covered porch, modifications to existing building materials and paint selections, and associated site improvements including a designated area for an open and uncovered patio. The modifications are proposed in conjunction with previous building additions to an existing, contributing 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 body 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 be subordinate to the historic structure. The application meets all required setbacks with consideration of the previous BZA approval.

3) Exterior Modifications

The applicant is proposing changes to the exterior of the proposed and existing structures. A new standing seam metal roof is proposed on all existing and new portions of the home with the exception of the historic structure. The metal roof will be a weatherized zinc finish with 18-inch spacing to match the roof previously approved for the historic portion of the home.

a. Historic Structure

No exterior improvements are proposed for the historic home.

b. Existing Additions – Pinneyhill Lane (North)

The siding and trim on the home addition will be replaced with Boral board and batten siding painted Sherwin Williams Moderne White. All the windows are proposed to be replaced with Pella Architect Series Reserve incorporating integral light technology finished in an Iron Ore.

The eastern single-door entrance is proposed to be a new wood-stained door, with new timber-tech deck entry, and new sawn cedar timber entrance accent detail.

The western double-doors will be replaced with a matching Pella product. The brick water table accent will remain with the new double-doors. The entrance will be accentuated with new rough sawn cedar timbers.

The garage is proposed to be painted Sherwin Williams Moderne White with new details all with Iron Ore finish including Clopay garage doors, gooseneck fixtures, replacement Pella window, and Boral shutters.

c. Existing Additions – Commercial Properties (West)

The garage addition includes a lean-to shed accent and new master suite addition with a covered porch visible from the rear of the existing commercial properties located along S. High Street. The rough sawn cedar timber lean-to shed accent is proposed unchanged with this application. The new master addition is described in detail below.

d. Existing Additions and Site Modifications – Interior Property Line (South)

The previous home addition will be re-sided with Boral board and batten and painted Sherwin Williams Moderne White. The existing covered porch that runs the length of the home addition will be updated and enclosed with new white wood columns, open-air screens, and timber-tech decking. All the existing windows will be replaced with Pella windows in an Iron Ore finish.

4) New Construction and Site Modifications (South/East)

A new, 720-square-foot master suite addition will extend south from the existing addition. The addition will be visible along S. Riverview Street along with the historic home, which changes the character of the street considerably, but also screens the private outdoor spaces from the street frontage.

The addition is one-story structure (approx. 18-feet in height) setback six-feet from the rear façade of the historic home, which is in keeping with the *Historic Dublin Design Guidelines* recommendation that clear separation be provided. The addition is proposed to be finished identically to the other additions with white Boral board and batten siding, Iron Ore Pella windows, and brick chimney. A covered porch in a lean-to style with timber-tech deck and rough sawn cedar timber accent is proposed on the west facade of the addition.

The applicant is proposing a chimney along the S. Riverview Street elevation. Staff and ART raised concerns that the size of the chimney is not compatible with the chimneys on the historic structure and the previous additions. The applicant has indicated the dimensions of the chimney are limited by Building Code requirements. Staff recommends the applicant investigate a design solution to reduce the size of the proposed chimney.

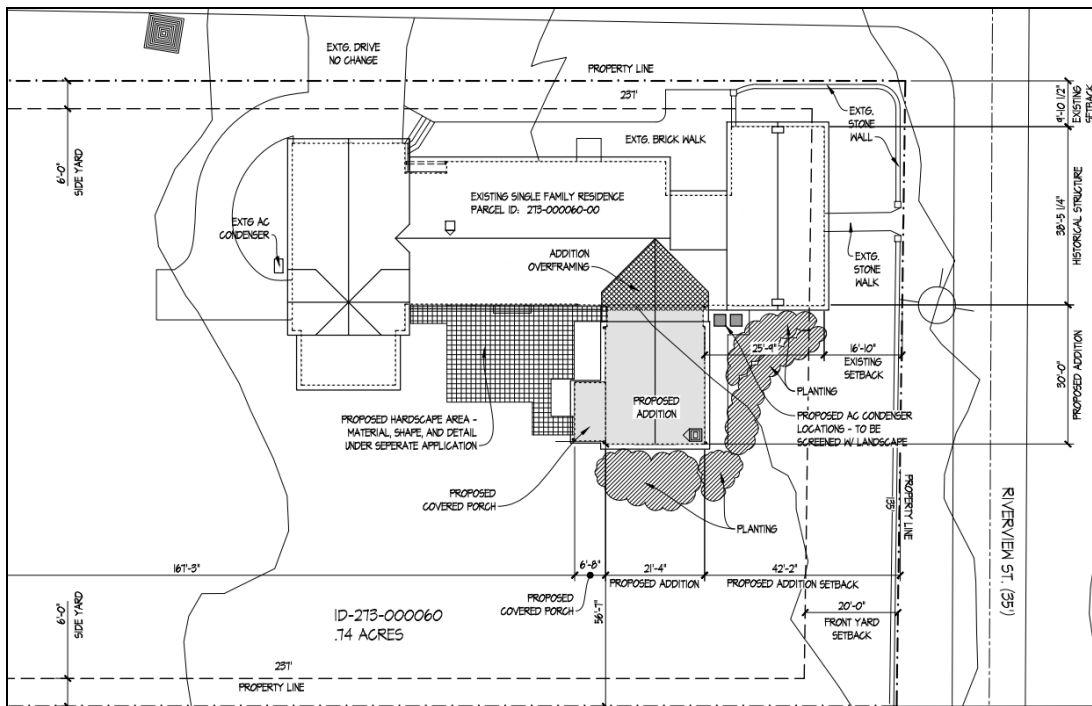
The applicant is also proposing an approximately 700-square-foot at-grade patio, which will be centrally located on the south side of the home between the proposed addition and previous garage addition. The final design should be subject to Planning approval provided the approximate size and location remain the same, and all zoning requirements are met.

The proposed addition is located approximately 24 feet from the front property line and not within the required 20-foot front yard setback. There are two A/C units located in front of the proposed addition (formerly to the side of the home). The applicant has stacked the units to limit the visual impact.

While a landscape plan is not required to be submitted or approved by the Architectural Review Board, the applicant has included a general landscape plan showing planting areas. The provision of this information was provided in response to concerns by the ART that the proposed addition, while set back appropriate, will be very visible along S. Riverview Street. The ART recommended the installation of plant material between the proposed addition and the street, which is shown on the proposed plan.

3. Site Plan

The site is located on southwest of the intersection of South Riverview Street and Pinneyhill Lane on a lot approximately 0.74 acres in size.



4. Architecture
S. Riverview (East)



Pinney Hill (North)



Interior Property Line (South)



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. The project meets applicable zoning code requirements including setbacks, lot coverage, and height.
- 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 size of the chimney on the proposed addition is not compatible with the historic structure and surrounding character. Staff recommends the applicant reduce the size of the chimney.
- 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 Met with Condition. The hardscape patio amenity will be designed in detail at a later date. Provided the location and size remain approximately the same, and all zoning requirements are met Planning shall be able to issue a certificate of zoning plan approval for the patio.

- 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. Staff is wary of the popularity of some material selections although concedes the trend has its root in history.

- 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. Staff recommends the applicant reduce size of proposed chimney to be similarly scaled to the existing chimneys on the home.

- 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.

- 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 Met with Condition. Proposed landscaping is appropriate for site and design. The final details of the patio shall be subject to staff approval provided that the general size and location remain the same. Staff shall issue a Certificate of Zoning Plan Approval upon final approval of the patio design.
- 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 and does not interfere with the historic structure with minimal effects on the existing 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 and Federal architecture of the 1800s should be paid respect wherever possible.
- 3) **Retention of historic building features and materials.**
Criteria Met. No 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. Staff recommends the applicant reduce the size of the proposed chimney and be more compatible in size to the chimneys on the home, particularly given with the prominence of the proposed chimney location.
- 5) **Recognition and respect of historical or acquired significance.**
Criteria Met. 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.
- 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.

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 simulated materials that are indicative of natural materials that were typical to District and to other existing structures in the neighborhood.

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 reduce the size of the proposed chimney to be more compatible.

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 structure and is clearly distinguishable from the original structure.

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.

6. Staff Recommendations

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) That the applicant reduce the size and scale of the chimney on the proposed addition; and,
- 2) That the final details associated with the at-grade patio be approvable by Planning through issuance of a Certificate of Zoning Plan Approval provided the design be deemed appropriate, and the general size and location do not change.