



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

November 27, 2018

Dublin ARB, and Planning Department
5800 Shier Rings Rd.
Dublin, Ohio 43016-1236

Re: 109 S Riverview Street

Dublin ARB and Planning Staff,

We received a few questions from the Planning Staff after our application submittal that I wanted to respond to in the hopes that it offers some clarification to your review ahead of the December hearing.

Proposed Chimney- Size

- The scale of the proposed chimney on the addition is dictated by the minimum allowable dimensions outlined by the manufacturer on the fireplace, as well as building code for ventilation clearances from the roof and house. We have made this chimney as small as possible, while also maintaining a historically compatible materials pallet that is present on the existing chimneys across the single story addition behind the original house.

Site Plan- Location and scale of Proposed Addition

- The proposed addition to the non historical portion of the house extends south, past the footprint of the original structure. Because this house sits on a corner lot (and in recognition of current zoning setbacks), the south side of the lot is the only location that allows for an expansion of the single story portion of the house.
- We developed the design presented in the application with the following parameters (referencing Pages 73-75 of the Historic Dublin Design Guidelines):
 - The proposed addition will be a single story, to maintain hierarchy between the original structure and the subordinate existing (and proposed) addition.
 - The historical structure on site sits 16' back from the Right Of Way (28' +/- back from the street). The front façade of proposed addition (along Riverview Street) sits over 42' back from the Right Of Way (approximately 54' from the street) and 6' behind the footprint of the historical structure. This separation, along with the smaller scale, exterior detailing, and lower roof line, act together to separate the two buildings in appearance- maintaining the prominence of the original historic structure on the site.
- HVAC Condenser unit locations

- The proposed location of the condenser units is driven by functionality (distance from the HVAC units). The existing condenser unit is along this side of the house now. We intend to show how we plan to minimize the visual presence of the units by aligning them next to each other (East/ West) along the south façade, and screen them with coniferous plantings.
- Also, for reference, the units will be tucked into the corner of the proposed addition's junction with the existing house, over 45' from the street.
- Future Landscape/ Hardscape Areas
 - The landscape design has not yet begun in earnest, but we will plan to submit this week, and bring a large printed site plan to the hearing, that shows the general intention of what this approach will be as it pertains to site layout, and its use to reinforce, and frame the historical structure's presence while adding a level of screening for the proposed addition.

Proposed Exterior Detailing-Referencing Pages 56-59: Windows, and 73-75: Additions- of the Historic Dublin Design Guidelines:

- The existing single story portion of the house will be re-sided in a board and baton trim finish to maintain a style and detail complementary to the fabric of the historical district, as well as distinguishing it from the original structure. The proposed addition is detailed in the same board and baton detailing to make the single story portion of the house cohesive in appearance.
- We are proposing to paint the non-historical portions of the existing house, and proposed addition, white to clearly define old and new construction (see application for paint spec).
- While using a historical siding detail on the proposed addition, we are also working to ensure the new work is clearly distinguishable from the historical building with a darker 'Iron Ore' window finish. We proposed the Iron Ore finish because it is softer than a 'black' finish and allows a more subtle play of color in this detailing. I also want to note that it is not uncommon for traditional white wood structures to have window sashes/ trim painted a color clearing different from the body of the house, and this approach should not be out of line in the historical neighborhood context. This paired with the double hung (2 over 2) historic style of the windows proposed, create an updated but familiar appearance.
- Proposed roofing material is a raised seam metal roof- finish to match the newly approved and replaced roof on the historical structure- but with a smaller 18" rib width dimension to differentiate the new portions of the house from the historical.
- Gutters and downspouts to match newly approved and replaced gutter and downspouts on the historical portion of the house.

Thank you for your time and consideration,



Nathan Sampson, RA
Principal

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