

21-006ARB-INF – 181 S. HIGH STREET

Summary

Informal review and feedback for demolition of an existing structure and construction of a new single-family home on a 0.47-acre site.

Site Location

The site is located northwest of the intersection of S. High Street and Waterford Drive.

Zoning

BSD-HR: Bridge Street District – Historic Residential District

Property Owner/Applicant

Timothy Bergwall/Deborah Bergwall

Representative

Richard Taylor, AIA, RTA

Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.070 and Historic Dublin Design Guidelines.

Case Manager

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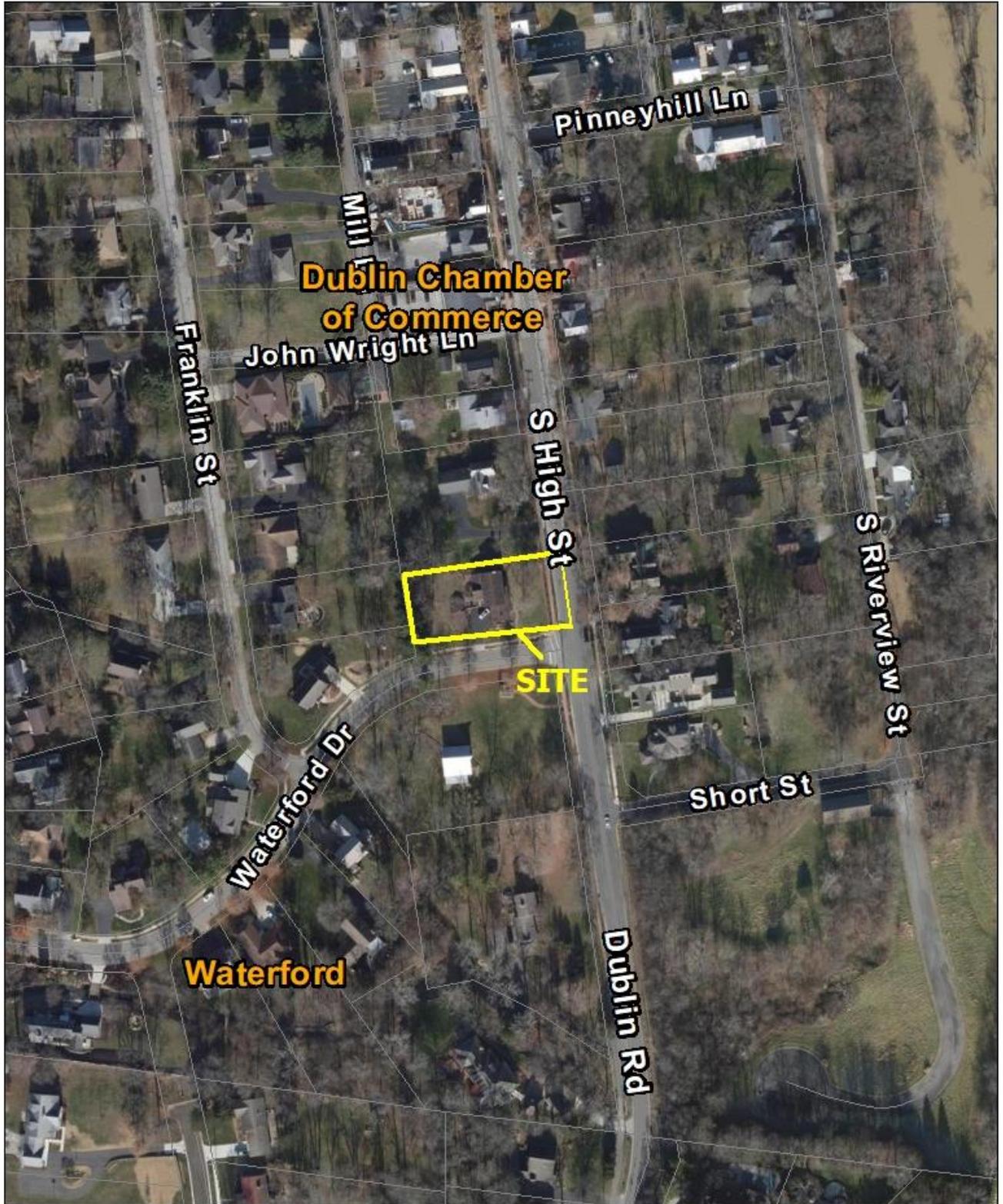
Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Minor Project Review by the ARB.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-006INF Informal Review 181 South High Street</p>	<p>0 75 150 Feet</p>	
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2. Overview

Background

The 0.47-acre parcel has approximately 100 feet of frontage along S. High Street. The site is has vehicular access from Waterford Drive. A historic dry-laid stone retaining wall extends along the S. High Street frontage, and two mature trees are located east of the existing residence, a Sweetgum and a Sugar Maple. Sidewalks extend along S. High Street and Waterford Drive.

Today, the site contains a two-story, 2,700-square-foot, single-family home built in 1967. The form is a two-story suburban home with characteristics prevalent of 1965 to 1990. The house has a T-plan footprint, with a two-story side-gable core, one-story attached garage to the south, and one-story cross gable mass to the west (rear). The roof is sheathed in asphalt shingles and the exterior is clad in brick. The front door is sheltered by a shed roof entry porch on the east facade. The home has ganged double-hung windows on the east façade with minimalistic detailing. The existing home is in good condition and has fair integrity.

In 2016 when the City of Dublin Historic and Cultural Assessment was conducted, and subsequently adopted in 2017, the home was not yet 50 years of age; therefore the home was designated as 'non-contributing' as it was not yet eligible for the National Register of Historic Places (HRHP). Today, the home is now eligible for consideration as historically contributing to the overall integrity of Historic Dublin similar to other ranch style homes along Franklin Street and S. Riverview Street.

Case History

In October 2020, the ARB reviewed and provided informal feedback for a previous proposal to retain the existing home with extensive exterior modifications and additions. The Board expressed concerns with the proposed alterations, particularly the faux farmhouse character. The Board encouraged the applicant to consider an alternative design direction and expressed that care to the design along Waterford Drive should be taken. The Board was supportive of a potential future Waiver to the setback requirement along Waterford Drive given the parcel line does not follow the curvature of the road.

In October 2005, the ARB reviewed and approved a revised paint color for a 360-square-foot detached garage, which was originally approved in 2004.

Site Characteristics

Natural Features

The site is presently developed. An existing vegetative buffer along the west property line, separates the property from the Waterford Village subdivision. Two mature front yard trees are located east of the existing home, and a historic dry-laid stone retaining wall extends along the S. High Street frontage.

Historic and Cultural Facilities

In 2017, the City of Dublin adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the home was found to be recommended non-contributing because in 2016 when properties were inventoried the home was not yet 50 years of age. The assessment designates the home is in good condition and fair integrity. The home is noted to have positive integrity markers including location, setting, design, feeling, and association. The home is noted to have diminished integrity markers including materials and workmanship.

Surrounding Land Use and Development Character

North: BSD-HR: Historic Residential (Single-Family Residential)
East: BSD-HR: Historic Residential (Single-Family Residential)
South: BSD-P: Public (City of Dublin)
West: R-2: Limited Suburban Residential District (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. High Street (± 100 Feet) and frontage on Waterford Drive (± 180). There are sidewalks along both S. High Street and Waterford Drive. There are no dedicated bicycle facilities. Vehicular access is provided to the site from Waterford Drive.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

Code and Guidelines

Bridge Street District – Historic Residential District

The Bridge Street District (BSD) establishes form-based zoning regulations for the approximately 1,100-acres within the I-270 loop including Historic Dublin. There is an on-going effort to remove Historic Dublin from the BSD and to re-establish the Historic District Area Plan, revise the ARB Code, and refresh the *Historic Dublin Design Guidelines*. The aforementioned Code amendments and Rezoning are schedule to be considered by City Council for a final vote on February 22, 2021. The effective date of the Code amendments and Rezoning, if approved, would be 30 days subsequent to City Council approval.

Presently, the BSD Code establishes Neighborhood Standards where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan.

The property is zoned BSD-HR, Historic Residential District, which falls under the Neighborhood Standards section of the Code. The intent of the Historic Residential Neighborhood, as outlined in the BSD Code, is to “maintain the existing conditions of this important neighborhood...[as it] represents a snapshot in time that should be maintained, preserved, and protected.” The Neighborhood Standards identify the applicable development standards including setbacks, lot coverage, and building height, which alleviates property owners from the form-based requirements applicable in all other BSD zoning districts.

Historic Dublin Design Guidelines

The *Historic Dublin Design Guidelines* supplement the Code and should be considered when new construction is proposed in the Historic District. The Guidelines provide recommendations regarding the overall character, building scale and mass, and development pattern. The Guidelines recommend the placement of a new buildings should be similar to the placement, orientation, and setbacks of adjacent structures. Additionally, form, mass, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. While continuity and compatibility with the neighborhood is expected, the Guidelines recommend avoidance of replicating historic structures, but not taken to the extreme of proposing entirely modern architecture.

Proposal

The applicant is requesting feedback on the request for demolition of an existing structure and construction of a new 1.5-story single-family home on a 0.47-acre site. The site was originally platted as part of Dublin in 1818 and is the southernmost residential lot on the plat.

The revised design direction is based on feedback the applicant received from the ARB. The applicant has indicated that there was little support for the previous proposal and some consideration of potential demolition of the existing home. The resulting design is a vernacular cottage with elements of the Farmhouse Revival architectural style.

Demolition

The proposal includes a request for feedback on the appropriateness of demolition of the existing home and attached garage. The existing structure is recommended contributing to the Historic District due to the age, form, and location of the home.

The Board previously discussed possible support for demolition at their October 20, 2020 meeting. The Board's previous non-binding feedback does not alleviate the applicant from being required to provide additional supporting evidence to substantiate the request. As part of a future demolition request, it will need to be required to demonstrate economic hardship or unusual and compelling circumstance exists, or demonstrate two of the following criteria are met:

- 1) The structure contains no features of architectural or historical significance to the character of the area in which it is located;
- 2) There is no reasonable economic use for the structure as it exists or as it might be restored, and there is no feasible and prudent alternative to demolition;
- 3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful; and,
- 4) The location of the structure impedes orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of its immediate vicinity; or the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

New Construction

The existing site layout provides access from Waterford Drive with the home sited to the east and a detached accessory structure located to the west. The existing two-car attached garage is rear loaded. Outdoor amenities including patio and greenspace are located to the south and west of the home.

The proposal is to maintain vehicular access from Waterford Drive. The driveway is proposed to be shifted toward the west property line. With the access modification, the existing driveway and curb-cut is proposed to be removed. The proposed home is centrally sited on the lot with the front door addressing S. High Street. The home meets all required setbacks with generous separation provided from the west, south (Waterford Drive), and east (S. High Street) property lines. The setback provided along the north property line meets the minimum required 3 feet. The applicant has indicated the conceptual layout results in a lot coverage of approximately 33-percent, which is less than the 45-percent maximum lot coverage permitted under the revised Code. A historic stone wall exists along the extent of the S. High Street frontage. A walk is conceptually shown extending from

the front door to S. High Street bisecting the historic stonewall. The Board should consider if they support alteration of this cultural resource.

The footprint of the home is rectangular with a hyphen connector connecting to a rectangular attached garage. The existing detached shed is proposed to be retained. The core of the home is a 1.5-story side-gable form with steeply pitched roof and prominent front gable dormer. The front façade is typified by a wrap-around front porch with low-pitch standing seam metal roof. The remainder of the roof is proposed to be finished in a dark asphalt shingle. The front entry protrudes from the primary plane of the front façade of the home and is proposed to be clad in stone veneer while the remainder of the residence is clad in white clapboard siding. The total conceptual height of the home to the peak of the roof is approximately 31 feet in height, with the height of the home to the midpoint of the eaves being approximately 17 feet. The Board should provide feedback on the farmhouse character; overall composition of the east elevation; mass, scale, and pitch of the roof; and the limited application of stone veneer. Preservation Designs recommends the proportion of the roof in relation to the first-story be altered, and that a stone water table wrap all elevations.



The dominant element along Waterford Drive will remain the detached shed, which is not depicted in any of the proposed elevations. The applicant should provide all hidden elevations of existing and proposed structures should the proposal move forward. The side of the side-gable home is visible along Waterford Drive. The primary features include a stone chimney, box bay window, and profile of the front facing dormer and wrap around porch. The primary material is proposed as white clapboard siding. The design depicts black or dark bronze windows which align with current farmhouse trends. A carriage-style garage door is located north of the proposed outdoor living space. The Board should consider if they are supportive of the proposed farmhouse style design details including light siding and dark windows.



Along the west elevation (rear), a new attached garage is proposed to be rear loaded having two single car, carriage-style garage doors. The roof of the main portion of the home is the primary feature of the west elevation. A front gable accent on the rear of the main home provides a covered patio stoop with three ganged doors and full length windows flanking on both sides. The north elevation is the side property line, which the home is sited most closely to. No architectural details have been provided for the north façade at this time.

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3. Informal Review Considerations

1) Does the Board support demolition of the existing home and a portion of the historic stone wall?

The property is located within Historic Dublin and is zoned BSD-HR, Historic Residential. The Historic and Cultural Assessment identifies this property as non-contributing to the Historic District due to its age of 49 years in 2016. The Board is asked to consider should the necessary documentation be provided substantiating demolition of the existing home should the Board support it? Additionally, the site layout depicts a walkway from the home to S. High Street bisecting a historic stone retaining wall. The Board should consider if alteration of this cultural resources is appropriate.

2) Does the Board support the proposed site layout?

The Historic Dublin Design Guidelines provide guidance regarding the location of new construction in relation to surrounding properties. Specifically the Guidelines identify that "New buildings in the district should be designed to fit into this strong existing context (70)." The Board is asked to provide feedback with regard to the site layout including home, garage, patio, and driveway locations.

3) Does the Board support the conceptual Farmhouse character including materials and architectural details?

The Board is asked to provide feedback with regard to the conceptual architectural character. The proposed home incorporates farmhouse characteristics including forms, materials, and finishes. The style may contribute to a "false historicism" as a historic farmhouse is located at 167 S. High Street and the historic Karrer Barn is located immediately to the south (3). The ARB Code notes in Section 153.174(C)(4), "all buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged." The Board is asked to reference the *Historic Dublin Design Guidelines* and the BSD and ARB Codes in consideration of the proposed architectural character.

4) Does the Board support the proposed conceptual composition of the home including mass and scale?

The *Historic Dublin Design Guidelines* provide recommendations regarding the overall character, building scale and mass, and development pattern. Mass, form, and lot coverage should be similar to surrounding buildings, and additions should subordinate to and distinct from the original structure. The Board is asked to reference the Historic Dublin Design Guidelines and the development standards listed in Zoning Code Section 153.063(B) in considering this proposal.

4. Discussion Questions

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider:

- 1) Does the Board support demolition of the existing home and a portion of the historic stone wall?
- 2) Does the Board support the proposed site layout?
- 3) Does the Board support the conceptual Farmhouse character including materials and architectural details?
- 4) Does the Board support the proposed conceptual composition of the home including mass and scale?
- 5) Other considerations by the Board.