

21-088ARB-MPR – 63 S RIVERVIEW PATIO AND WALKS

Summary

Installation of a new paved patio on the south side of an existing home, along with new front and side sidewalks, located in Historic Dublin.

Site Location

The site is located between S. Blacksmith Lane, Eberly Hill, and S. Riverview Street, addressed from S. Riverview Street and fully visible from all three roads.

Zoning

HD-HR, Historic District, Historic Residential District

Property Owner/Applicant

Trevor and Katherine Vessels

Applicable Land Use Regulations

Zoning Code Section 153.176 and Historic Design Guidelines.

Case Manager

Sarah Tresouthick Holt, AICP, Senior Planner
(614) 410-4662
sholt@dublin.oh.us

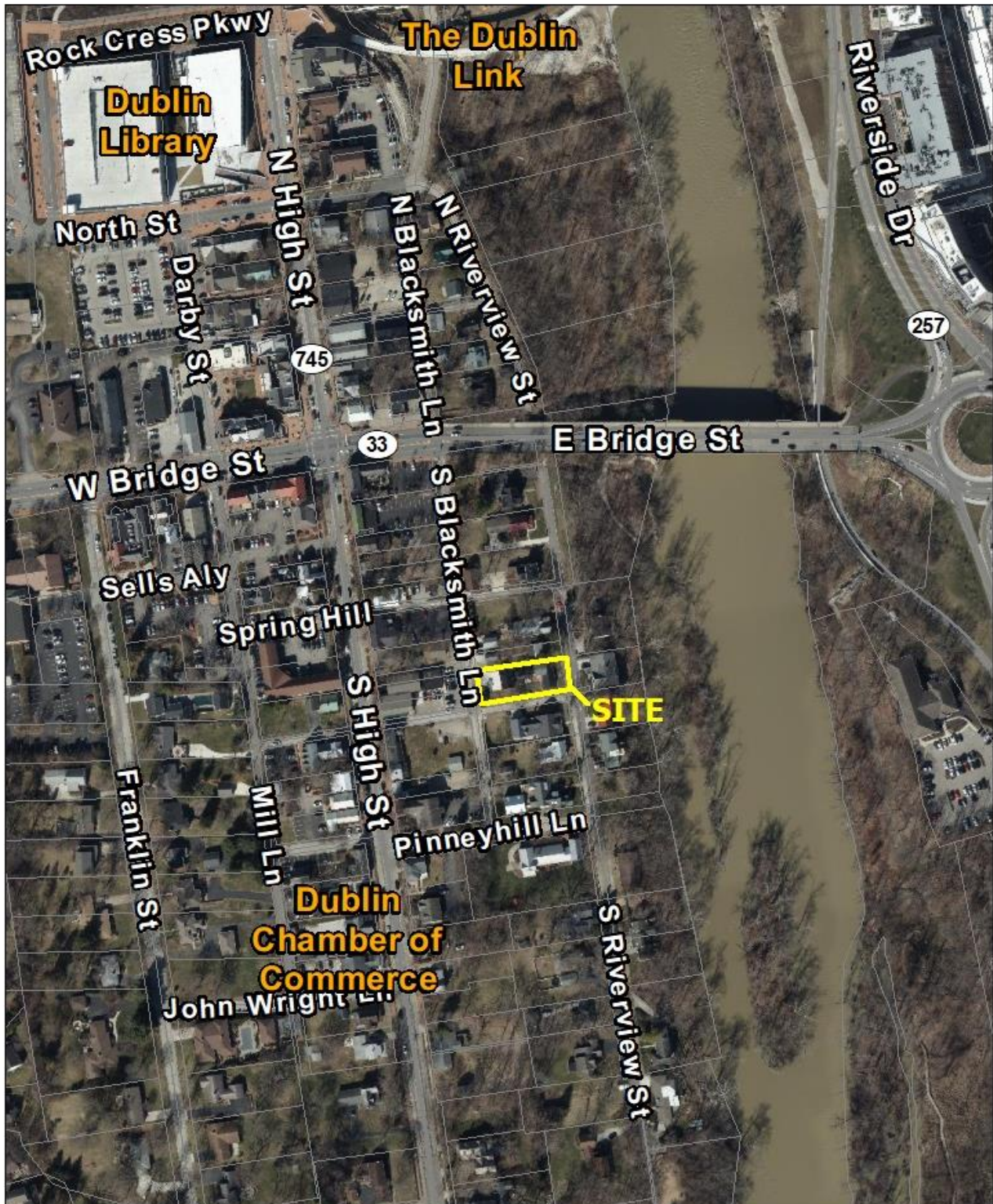
Next Steps

Upon review and approval of a Minor Project Review by the Architectural Review Board (ARB), the applicant may obtain a Certificate of Zoning Plan Approval (CZPA) and construct the project.

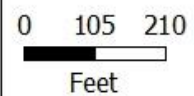
Zoning Map



1. Context Map



21-088MPR
Minor Project Review
63 S. Riverview Street



2. Overview

Background

The site is .25-acres (10,890 square feet) in size. The home is sited at the intersection of S. Riverview Street, Eberly Hill, and S. Blacksmith Lane. The original part of the home was constructed in approximately 1820 and is on the National Register of Historic Places (NRHP). A recent series of additions to the home were approved and constructed in accordance with the Historic District Code and Historic Design Guidelines. An existing patio is located on the south side of the home, which is proposed to be removed and enlarged with this application. Additionally, the owner seeks approval for a new front walk and side walkways within the application.

Case History

The home was approved for a significant addition in 2018 (Case 18-073ARB-MPR) and construction has been completed. Various other approvals were included within that overall effort, including a garage demolition and a waiver for a side yard encroachment. Note that since that time, the City has approved new a zoning code (February 2021) and design guidelines for the Historic District (May 2021), which apply to this application.

Site Characteristics

Natural Features

No significant natural features are present on the site; however, the site is in close proximity to the Scioto River.

Historic and Cultural Facilities

The main part of the house was built in 1820s and is 1½ story tall with a gabled roofline parallel to S. Riverview Street. This property was in the Eberly family from 1867 to 1991. The property is listed on the NRHP. A sympathetic second story addition, a first story addition, and a new attached garage and recreation room was approved and constructed in 2018, along with updates to exterior building materials. A historic stone wall exists adjacent to all roads and will not be disturbed.

Surrounding Land Use and Development Character

North: Historic Dublin – Historic Residential District (residence)

East: Historic Dublin – Historic Residential District (residence)

South: Historic Dublin – Historic Residential District (residence)

West: Historic Dublin – Historic South District (office and parking)

Road, Pedestrian and Bike Network

The property has frontage on three roads, as previously mentioned. South Riverview has an attached sidewalk on the west side of the road; otherwise, there are not any sidewalks present. No bike lanes or paths are present in the immediate area.

Code and Guidelines

The newly-adopted Historic District Code, Section 153.170 shall apply, as will the newly adopted Historic Design Guidelines. The site is zoned HD-HR, Historic Residential. Development standards are determined by the established character of each street. For the west side of the S. Riverview Street, the buildable area, in which a patio may be located, is defined as follows:

- Setbacks
 - Front: 20 feet
 - Side: 3 feet minimum, total 12 feet
 - Rear (Primary Structure): 20 percent of lot depth not to exceed 50 feet
 - Rear (Detached Accessory Structure): 15 feet
- Lot coverage: 45 percent
- Maximum building footprint: 25 percent

Historic Design Guidelines (applicable sections)

6.1 B Sites should be designed to preserve elements that contribute to the historic character of the site and District

Currently, the existing patio and front walk are constructed of older brick, although it is difficult to tell exactly how old the brick is. Estimates from photos and anecdotal information suggest that these hardscapes may have been put in at the same time as the previously-demolished garage, in the 1950s. It is possible that the bricks themselves may be significantly older than their installation date. Old brick has a patina, rounded edges, and unique coloring and texture that is not available in a new, concrete paver product. There is concern that the new pavers may be incongruous in color, texture, and appearance with the original 1820s home.

6.3 A Open green space, including landscape areas, should be preserved free of buildings, accessory structures, and patios

The additional patio area brings the total covered surface to 44.9 percent of the lot, where 45 percent is permitted. Additionally, the new patio is proposed in the same location as the original; additional impacts will not be discernable.

6.6 A Decks and patios should be located to the rear or side of the building

The patio is located on the side of the house. This house is unique in that it has three road frontages; however, the existing patio has been in this location for decades.

Proposal

The applicant is requesting review and approval of a Minor Project Review for exterior modifications to the south patio space facing Eberly Hill, a replacement front walk facing S Riverview, and new walks on the south side of the structure adjacent to Eberly Hill.

General Project Description

The patio and walkways will largely mimic the already-existing locations of the same. The patio is proposed to be expanded by approximately 450 square feet, and the owner assures that no trees will be affected. No fencing or walls are proposed to be added; historic stone walls will be left intact. No roof or ground-mounted equipment is part of this application. All garbage/waste containers will remain stored in the garage, and no lighting is proposed. While landscape materials are identified on the accompanying plan, residential landscaping is not under the purview of the ARB.

Patio Details

The applicant is proposing to replace the existing brick patio with new concrete pavers, adjacent to the 2018 addition. Photos submitted with the application show that the existing patio is uneven and a potential tripping hazard. Additionally, settling has caused a water problem against the house at the patio, and the owners wish to remedy this situation. The proposed materials and colors are appropriate for this location.

Entry Details

The applicant also requests to replace the front walkway, leading to the front door, (currently brick) with the same paving choices requested for the new patio area. This walkway is the main entry to the original 1820s home and connects the historic stone walls and entry features at the street to a limestone stoop. This walkway is also deteriorated and uneven. The historic building demonstrates the original simulated rock finish, etched into the wood siding, crafted with the historic construction.

Staff has determined that new materials, directly adjacent to the historic structure, are out of context, based on guidance provided by the Historic Design Guidelines.

Side Walk Details

The proposed new walkway around the south side of the original house, facing Eberly Hill, is also requested to be paved with new materials. The existing walkway is constructed of broken stone, and is very uneven and a tripping hazard. This façade of the original house also showcases the simulated rock finish, very visible from Eberly Hill. Staff has determined that new materials adjacent to the historic structure, are again out of context, based on guidance provided by the District Guidelines.

3. Review Criteria

Minor Project Review Analysis

Since the applicant is requesting replacement, and enlargement, of the existing patio and walk, this request comes before the ARB as a Minor Project, Section 153.176(I)(2)(e) of the Code. The Review Criteria are:

- (a) *The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies, and regulations;*
Criteria Met with Conditions. This application is generally consistent in all cases; however, some greater compatibility of material could be gained directly adjacent to the original 1820s structure by maintaining, and resetting, the original brick.
- (b) *In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP;*
Not Applicable. This application did not involve a PDP or FDP.
- (c) *The MP shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;*
Criteria Met. This application is consistent particularly with previous approvals for this site that have accommodated modifications to the side and rear of the home, but have preserved the historic character of the front of the home.
- (d) *The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses;*
Not Applicable. The land use is not changing, and it meets all zoning requirements.

- (e) *The proposed development is consistent with the Historic Design Guidelines;*
Criteria Met with Conditions. The request is evaluated against the Historic Design Guidelines previously discussed. The proposed material for all walkways and the patio is a new concrete paver, with contrasting and complementary edging and step risers. These materials will not have the same patina, soft color, and texture as the original brick that currently exists. A recommended condition states that the original brick should be retained, and reset, adjacent to the historic house in order to provide a better contextual match of materials. The proposed materials for the patio area, adjacent to the 2018 construction, are acceptable as presented.
- (f) *The proposed MP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;*
Criteria Met with Conditions. The proposal is generally consistent with the context and character, although staff has determined that the front and south walks could maintain greater contextual consistency by reusing and resetting existing brick material. These areas are directly adjacent to the original 1820 home. New concrete pavers will not have the same patina, color, and texture that the existing brick has.
- (g) *The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the Historic District Guidelines; and*
Not Applicable. No new structures/buildings are proposed with this application.
- (h) *The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the Historic District Guidelines.*
Criteria Met with Conditions. There is concern about new paving materials being used directly adjacent to the historic home. The patio portion of the request, adjacent to the new construction, is appropriate for new materials.

4. Recommendation

Planning recommends **approval** of the **Minor Project Review** with the following conditions:

- 1) The existing stoop, limestone slabs of indeterminate age, are not disturbed with this project;
- 2) The walk to the front door on S. Riverview be paved using the original/existing brick, reset in a manner to provide a smooth walking surface;
- 3) The original/existing brick be used to pave the walk on the south side of the historic house, such that all walkways adjacent to the historic house are paved in the old brick.