



PLANNING REPORT

Architectural Review Board

Wednesday, January 25, 2023

112 S. RIVERVIEW STREET 22-182INF

<https://dublinohiousa.gov/arb/22-182>

Case Summary

Address	112 S. Riverview St, Dublin, OH 43017
Proposal	Informal review and feedback for the construction of a new two-story single-family residence in the Historic District.
Request	This is a request for non-binding review and feedback of a future development application.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	Consideration of the Discussion Questions
Next Steps	Subsequent to informal review and feedback, the applicant may apply for a Minor Project to be considered by the Architectural Review Board (ARB).
Applicant	Kevin Koch, Corinthian Fine Homes
Case Manager	Zach Hounshell, Planner II 614.410.4652 zhounshell@dublin.oh.us

Site Location Map

22-182INF | 112 S. Riverview Street



- Site Features**
- 1 Significant Grade Change
 - 2 Floodplain / Floodway
 - 3 Building Site of 110 S. Riverview Street



1. Background

Site Summary

The 0.26-acre site is located southeast of the intersection of Pinneyhill Lane and S. Riverview Street, and is zoned HD-HR, Historic Residential District. The lot was created in 2021, when 110-112 S. Riverview Street was approved for demolition and the 0.58-acre site was split for the construction of 110 S. Riverview on the northern portion of the site.

The site is located on the western bank of the Scioto River. There is a significant grade change from west to east, which makes only the western portion of the site developable. Additionally, the site contains floodplain on the eastern half adjacent to the river, further restricting the developable area. The site contains a number of mature trees. The site has frontage on S. Riverview Street, with no sidewalk provided on the street.

Case History

In October 2022, the Architectural Review Board (ARB) reviewed and provided non-binding feedback for a new single-family residence on the vacant lot. The Board provided the following comments:

- General support for the site layout, but recommended meeting the side yard setbacks.
- General concern regarding massing and scale of the home and the response to the topography of the site.
- General concern regarding the complexity of rooflines on the house.
- General concern regarding the character of the home in the context of the neighborhood.
- Recommendations for a simpler, more vernacular design.
- Recommendations for relocating the garage to the south end of the home.

The applicant has made the following updates to the plans in response to the October meeting:

- Simplified the form of the front façade by adding 3 separate dormers and reducing the amount of materials, aligning more with a Cape Cod-style home.
- Added a stepped stone foundation on north and south elevations.
- Recessed the shed dormer on second story of garage from the front elevation.
- Removed the large rear shed roofline on the half story.
- Consolidated balconies to the south side of the rear elevation.
- Reduced the footprint to meet side yard setback requirements.

2. Zoning Code

Historic District – Historic Residential District

On February 22, 2021, City Council approved amendments to the ARB section of the Zoning Code, which removed the Historic District from the Bridge Street District and established updated zoning requirements. March 23, 2021 is the effective date of this Ordinance, and future applications will be subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Districts to Historic Zoning Districts, which was also approved by City Council on February 22, 2021.

The property, previously zoned BSD-HR, was zoned to HD-HR, Historic Residential District with the area rezoning. The intent of the Historic Residential District, as outlined in the Code, is to “encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District”. The General Development Standards within the Code identify setbacks, lot coverage, and building height.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

3. Project

The applicant is requesting non-binding feedback for the construction of a new one-and-a-half-story single-family residence on a 0.26-acre site in the Historic District. The proposed materials provided for the Board’s consideration are conceptual and are not final materials or details.

Additionally, Staff consulted with Preservation Designs, Ltd. (PDL) to provide preliminary feedback regarding opportunities for the proposed home to align with the context of the Historic District and *Historic Design Guidelines*. This report includes recommendations provided from the consultants, which align with Staff recommendations for the future development of the site. The PDL report has been included in the packet for the Board’s consideration.

Site Layout

The applicant is proposing a new $\pm 2,500$ -square-foot home on the east side of S. Riverview Street. The home is set back ± 6 feet – 2 inches from the front property line, where zero feet is permitted along S. Riverview Street to help accommodate the grade. Other proposed setbacks are ± 4 feet – 6 inches from the northern side property line, ± 60 feet from the rear property line, and ± 7 feet – 9 inches from the southern side property line. The total side yard setback is ± 12 feet – 3 inches, which meets the required 12-foot minimum. The home is sited similarly to the 110 S. Riverview project, with a front-loaded garage and front porch located along the S. Riverview frontage. Due to the topography of the site, the home is largely located toward the front of the lot, as steep grade change and floodplain hazards occupy the eastern half of the site.

Code requires front-loaded, attached garages be a minimum of 20 feet behind the front façade of the home. A Waiver would be required to allow the garage in the proposed location. 110 S. Riverview Street was approved for a Waiver for a similar request in 2021.

Given the slope and topography of the site, the applicant will be required to provide floodplain bounds on the site plan to ensure the home will remain outside of the floodplain limits.

Scale, Mass, and Height

The proposed Cape Cod-style home is proposed with a one-and-a-half-story mass along S. Riverview Street, and a three-and-a-half story mass to the rear of the home, building down the

grade of the lot. The proposed structure is 20 feet – 4 inches in height from grade to the center of the gable on S. Riverview Street. However, due to the grade, the height of the home from the rear elevation appears to exceed the height requirement. A Waiver would be required to be obtained from the ARB to permit the proposed height at the rear of the home; Staff is of the opinion that this rear massing is beyond that anticipated by the Guidelines and support for a Waiver is unlikely.

PDL has provided suggestions to modify the massing of the building to align more with the recommendations of the *Historic Design Guidelines*. PDL recommends lowering the main floor to align with neighboring homes on the east side of the street, reducing the size of the garage to a 2-car garage rather than a 4-car garage, further simplifying the rear roofline to create a cohesive structure, and reducing the floor to ceiling heights on the first floor. The full report is attached.

Elevations

West Elevation

The west elevation is the front-facing façade of the home. The house features both front and side gable roofs with varying pitches, and three dormer windows on the half story of the main house. The applicant will be required to provide the roof pitch of all features on the home with the Minor Project. Any major roof pitch that does not fall between 6:12 and 12:12 would require a Waiver. The home features a mixture of materials, including stone, horizontal siding, and board and batten siding. The applicant is also proposing a variety of windows with muntins, and a glass front entry door. The front entry is defined by an ornate “hood” with columns and arches.



PDL has provided recommendations regarding the front elevation of the home and how it can incorporate more with the established character of the neighborhood. They recommend further minimizing material use and varying the amount of materials on different mass elements, increasing the setback distances for building mass elements such as the hyphen between the garage and house, and minimizing the faux historicisms utilized on the home, such as the ornate front entry detail on the main portion of the home.

South Elevation

The south elevation faces the existing residence of 134-136 S. Riverview Street. Similar to the north elevation, the significant grade change is reflected in the massing of the home moving east on the site. This elevation contains a side gable roofline with varying roof pitches. Compared to the previous Informal Request, this elevation fits the typography of the site more successfully, as the applicant has removed the previous large shed roofline. The stone watertable is carried around the southwest corner of the home and stair steps with the grade change. The remainder of the façade is finished in a horizontal siding. This elevation also includes a selection of two pane and two-over-two windows, not arranged in traditional groupings or patterns.



PDL recommends that the stone foundations be wrapped around the front and sides of the home in a consistent manner, not staggering and stair stepping down the grade of the site.

North Elevation

The north elevation faces the new construction at 110 S. Riverview Street. This elevation addresses the grade change from west to east on the site, towards the Scioto River. The home transitions from a one-and-a-half-story to a three-and-a-half-story at the rear of the home. The elevation depicts a large shed roof element that has been moved farther to the rear of the building. The majority of the elevation is finished in a horizontal siding. The stone watertable continues from the front elevation and stair steps down with the grade of the site. The windows within the shed dormer portion appear to be two-over-two windows.

East Elevation

The east elevation faces the Scioto River. The massing of the rear elevation depicts a three-and-a-half-story home. The majority shape is an unbroken rectangle, with two balconies on the south side of the elevation, each even with the east elevation. The home shows three balconies total on different levels, and main material is horizontal siding. The plan does not include a walkout basement, as originally depicted in previous plans.



PDL has provided recommendations regarding the rear elevation of the home and how it can incorporate more with the established character of the neighborhood. They recommend minimizing the special dormers, which could be achieved by lowering the main first floor level of the home, minimizing rooflines to a more simplified format, and treating the sunroom/hearth as an 'addition'.

4. Discussion Questions

- 1) Does the Board support the updated mass and scale of the home, including the massing's response to the topography?
- 2) Does the Board support the updated conceptual architectural character and details of the home, including roof lines, window placement, and front entry detail?
- 3) Does the Board support the variety and use of materials proposed for the home?
- 4) Other considerations by the Board.