



## PLANNING REPORT

# Architectural Review Board

Wednesday, November 15, 2023

## 55 S. RIVERVIEW STREET 23-102INF

<https://dublinohiousa.gov/arb/23-102>

### Case Summary

Address	55 S. Riverview St, Dublin, OH 43017
Proposal	Informal review and feedback for a rear addition to an existing two-story building 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	<u>Consideration of the Discussion Questions</u>
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	Michael and Angela Kne, Owners Dominic Luppino, CPBD, Residential Designed Solutions
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner 614.410.4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

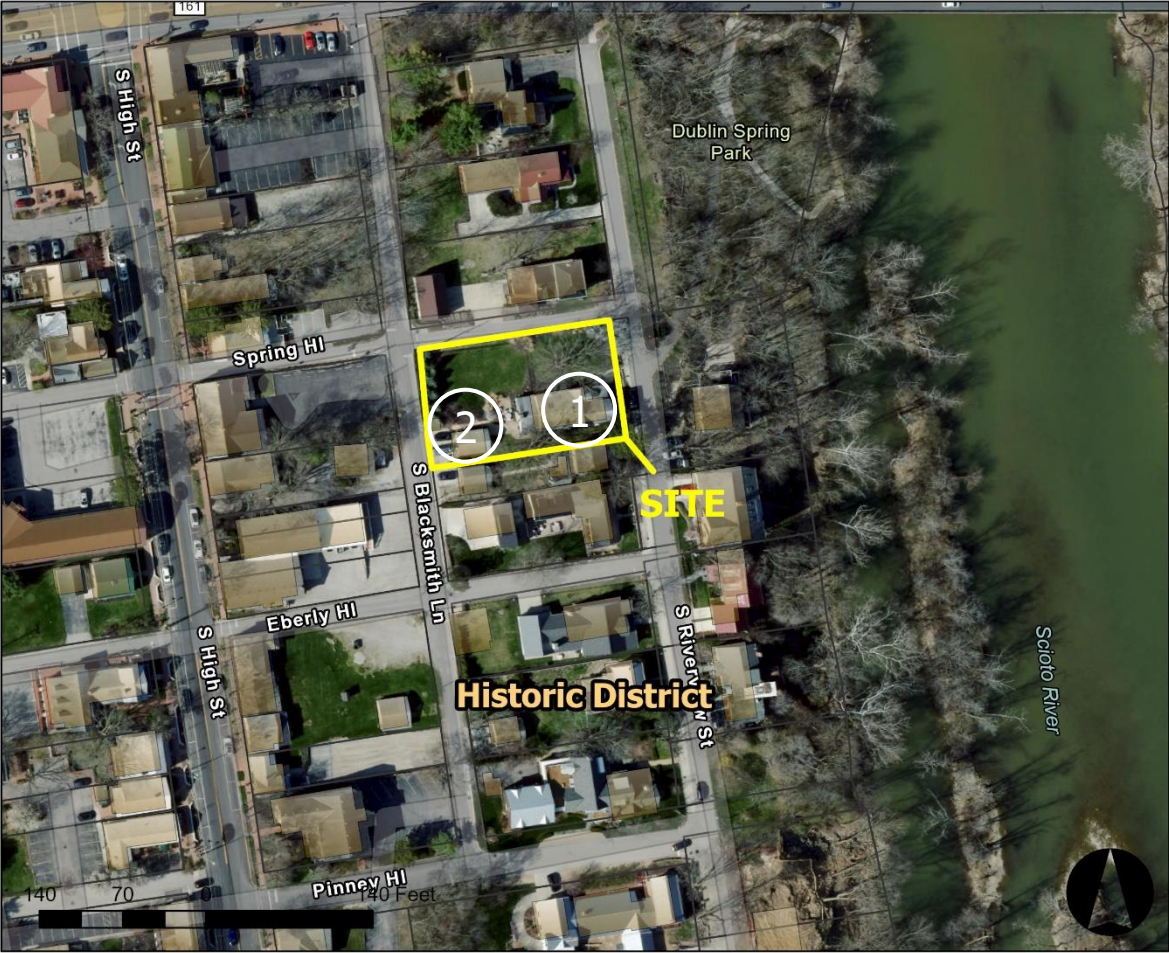
Site Location Map

23-102ARB-INF | Kne Residence



Site Features

- 1 Present Building
- 2 Proposed Rear Addition



## 1. Background

### Site Summary

The 16,335-square-foot lot is zoned HD-HR, Historic Residential District, and is located on the corner of S. Riverview Street, Spring Hill Lane, and S. Blacksmith Lane. The site has 99 feet of frontage on S. Riverview Street and 165 feet on Spring Hill Lane. The site contains an existing building built c. 1900, with an addition constructed in 2008.

The original building is a Gabled Ell form, constructed in brick, which has been painted. The porch within the ell has turned posts and ornamental brackets and frieze. Broad lintels top the one-over-one windows. The historic structure has a parged stone foundation. The 2008 addition is sheathed in board-and-batten and has a chimney and bay window on the north side and small windows on the south side. The Historic and Cultural Assessment (HCA) notes that this is a contributing structure. The current map of the Historic District indicates that the garage is also contributing; however, this is likely a mis-classification based on very few outbuildings actually being classified as part of that assessment. The Franklin County Auditor's website indicates that the garage was built in 2007; however, no building permits can be found. Both Dubscovery and Google Maps indicate that this building existed in 2007, and records do not precede that date. The Board is requested to comment.

The Ohio Historic Inventory sheet indicates that a stone wall runs along the rear property line.

## 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 are 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 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 Site 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.

The Guidelines note in Section 4.13 that original outbuildings should be repaired and retained. Again, we do not find information to suggest that this outbuilding is historic.

Additionally, Staff consulted with Karen Bokor for a historical analysis and design review 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 consultant, which align with Staff recommendations for the future development of the site, as well as confirm our opinion that the garage is Non-contributing. The full report has been included in the packet for the Board's consideration.

### 3. Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

### 4. Project

The applicant is proposing to construct an addition to the 2008 addition at the rear of the house. The addition would be connected to the existing structure by a hyphen. The addition is ±1,690 square feet, to be added to the existing 3,020-square-foot house. Code Table 153.173A notes that maximum building footprint is 25 percent of the lot, in this case permitting up to 4,083 square feet. 4,065 square feet is proposed for the footprint. Additionally, total lot coverage is proposed at 5,037 square feet, where 7,351 square feet is permitted at 45 percent.

To accommodate the proposed development, the applicant is requesting to demolish the existing garage. A Waiver would be required at MPR to determine that this structure is Non-contributing, as outlined in Section 153.176(L)(5)(i). Staff would support this Waiver request.

#### Site Layout

Front yard setbacks will not be impacted. Side yard setbacks are a minimum of 3 feet, with a total setback to equal at least 12 feet; this is met. Rear yard setback requirements are 25 percent of the lot depth, or 33 feet, and this is met.

#### Scale, Mass, and Height

The two story addition appears to be slightly less than the 2008 structure, where the original structure and the 2008 addition are a maximum of 22 feet, 6 inches. At MPR, the applicant shall measure building heights to the mid-point of all gables and including all plates, as required by Code.

The addition is at the rear of the lot and is only slightly wider than the original house on the north side, as discussed in Guidelines Section 4.12. The north side of the hyphen is well indented between the two building sections; the south side is minimally recessed. A new patio area is proposed on the north side, extending from the hyphen.

The Guidelines recommend the overall character of additions, including location, mass, scale, height, materials and roofline to be subordinate to, and preserve the integrity of, the existing structure. The indentation of the hyphen helps to achieve this goal, especially on the north side.

## Architectural Details

The existing portion of the structure shall remain largely the same, and the addition will be connected by a +/-220-square-foot, one-story hyphen. The first floor of the addition is 825 square feet and will serve as an attached garage. The second story of the garage will serve as a bonus room with 654 square feet of finished space.

The addition is shown in board-and batten siding to match the 2008 addition. Roof material is proposed to be scalloped architectural shingles, which will encompass the entire house. The hyphen is shown in standing seam metal roofing, as is the existing bay window on the north elevation. Both the Code and Guidelines are silent on roof material specifics; however, traditional materials are emphasized throughout the Guidelines. Previously approved roofs in the Historic District have included slate, architectural shingles, and standing seam. Both roof materials appear to be appropriate, pending review of actual materials and specifications at MPR. No information is provided on foundation materials; per the Guidelines Section 5.5 D, exposed concrete block foundation should be avoided, and brick or stone should be used.

The applicant is interested in knowing what kind of additional details could be appropriately added to the historic structure: decorative roofing, corbels/brackets, paint color. Staff has responded with guidance based on the Guidelines and the Pre-approved Paint Color document, noting that this is a very simple home, so false details would not be appropriate. The applicant would like to hear more detail from the Board.

## Elevations

### North Elevation

This elevation faces Spring Mill Lane and indicates the deep hyphen reveal. Gable roof forms are used for the addition, with roof pitches meeting Code Section 153.174(B)(4)(c)(1). Window placement is symmetrical and regular, as recommended in Guidelines Section 5.6A. Board-and-batten is shown on the majority of the addition, and stone veneer to match the chimney is shown on the hyphen. A gable decoration made of Fypon is proposed; this would require a Waiver for the use of the material. The Board is asked to comment on the appropriateness of this detail; it is intended to mimic the detail on the existing front porch.



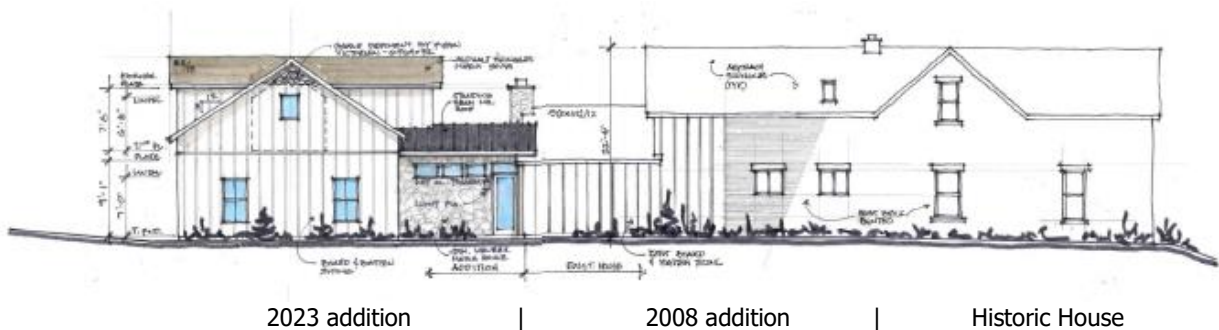
### West Elevation

The west elevation provides vehicular access from S. Blacksmith Lane. Shown are two garage doors: one a double-width, and one a single. The cross gable roof is centered on the main gable, with four windows. At MPR, the applicant shall address all lighting by providing light fixture specifications and colors.



### South Elevation

The south elevation shows the same cross gable form. Here, the hyphen roof is more visible and its change of material helps create the anticipated break between the old and new construction. The hyphen also has high horizontal windows, which are not anticipated in Section 5.6 A, B, and C of the Guidelines, although are provided for light above the interior drop zone. The windows on the main portion of the addition do meet Guidelines Section 5.6. Another Fypon gable decoration is shown on this elevation.



### East Elevation

Information on this elevation is not yet developed, and staff will be very interested to see the transition between the hyphen and the 2008 addition and the hyphen and the major portion of the 2023 addition. Based on the floor plans, it appears that there is a window within the main gable end to light the stair well.

## 5. Site Development

Staff has requested that any utility connections or relocations shall be shown on the plan sheets. The applicant shall address this at MPR to ensure there are no conflicts.

This property currently shares a continuous driveway pad with 61 S. Riverview Street. The MPR should minimize the curb cut in accordance with current regulations, provided to the applicant. This is now shown on the plans and will be confirmed at MPR.

The existing stone fence at the rear of the yard should be preserved; staff will be looking for confirmation at MPR. Additionally, an existing wrought iron fence on the north side of the property will remain. No existing trees appear to be impacted by this proposal.

## **5. Discussion Questions**

- 1) Does the Board support the demolition of the garage?
- 2) Does the Board support the proposed mass and scale of the addition and its response to the Guidelines?
- 3) Does the Board support the addition of decorative elements to the house?
- 4) Other considerations by the Board.