



## PLANNING REPORT

# Architectural Review Board

Wednesday, January 24, 2024

## 17 and 27 N. RIVERVIEW STREET 23-129INF and 23-130INF

<https://dublinohiousa.gov/arb/23-129>

<https://dublinohiousa.gov/arb/23-130>

### Case Summary

Address	17 and 27 N. Riverview St, Dublin, OH 43017
Proposal	Informal review and feedback for the remodel and construction of additions to two homes in the Historic District. 17 N. Riverview is on a 0.18-acre site and 27 N. Riverview is on a 0.21-acre site; both are zoned HD-HR, Historic Residential District. The properties are located southwest of the intersection of Wing Hill Lane and N. Riverview Street.
Request	This is a request for non-binding review and feedback for future development applications.
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 to the Board of Zoning Appeals for Variance requests, and then apply for separate Minor Projects and Demolition requests to be considered by the Architectural Review Board (ARB).
Applicant	Andrew Sarrouf, Haffar Group, LLC Rich Taylor, AIA, Richard Taylor Architects, LLC
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner 614.410.4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

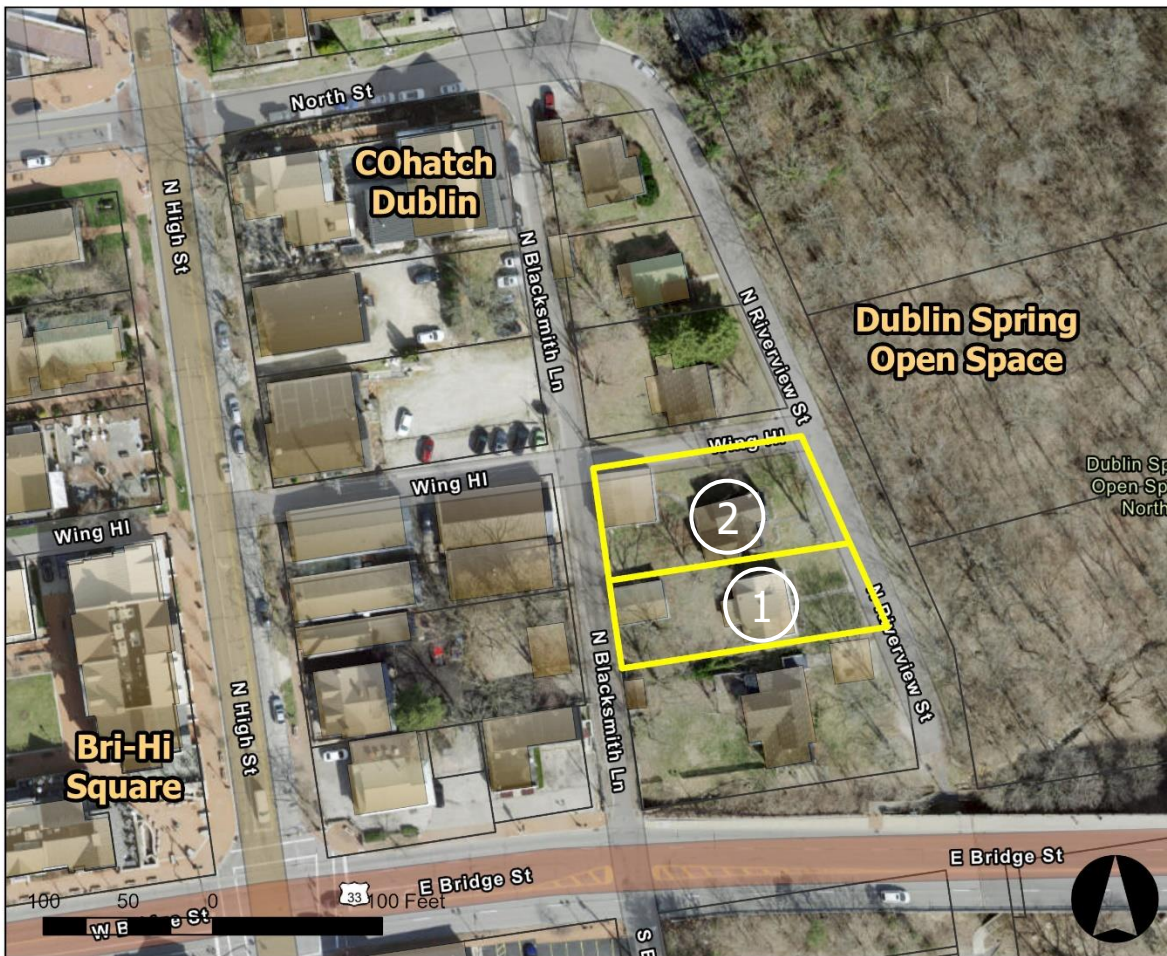
Site Location Map

23-129INF / 23-130INF  
17 and 27 N. Riverview Street



Site Features

- 1 17 N. Riverview
- 2 27 N. Riverview



## 1. Background

### Site Summary

17 N. Riverview Street has a +/- 7,930-square-foot lot, and 27 N. Riverview Street has a +/- 8,973-square-foot-lot, both zoned HD-HR, Historic Residential District. The lots are between N. Riverview Street, Wing Hill Lane, and N. Blacksmith Lane. 17 N. Riverview Street has +/- 57 feet and 27 N. Riverview has +/- 80 feet of frontage on N. Riverview Street. Highway easements surround the exterior of the properties on the west, north, and east sides; these are for sidewalks and other public improvements without limitation.

17 N. Riverview Street is a Craftsman-style Bungalow built in 1927. According to the 2017 Historic and Cultural Assessment (HCA), it has excellent integrity, with a standing seam metal roof and detailing true to the original style and construction. It is noted as contributing, now termed landmark per the Historic District Code updates effective on January 11, 2024. There is an outbuilding located at the rear of the property, thought to be unoriginal to the site, with access to N. Blacksmith Lane. Outbuildings are not evaluated in the 2017 HCA, and are therefore non-contributing (now background).

27 N. Riverview Street is a Gabled-ell house with Queen Anne detailing, built ca. 1890. Per the HCA, it has good integrity, somewhat diminished by replacement materials. The porch has turned posts, ornamental brackets and a spindle frieze. It is also noted as landmark. There is a large outbuilding at the rear, adjacent to N. Blacksmith Lane.

HCA-identified, protected walls exist across N. Riverview Street from these houses. There is a continuous low stone wall in front of these properties as well; however, it is not specifically identified as historic, although it adds to local character.

Both properties were purchased as part of the City auction in September of 2023 and were closed on in October of 2023. The original purchaser then sold the properties to this new applicant and owner. The rehabilitation goals, page 4 of the disclosure documents, attached, indicate the first goal is "preserve the historic nature and mass of North Riverview Street". All performance stipulations of the original purchase remain in effect, such as maintenance and construction due dates; this owner has complied to-date.

## 2. Zoning Code

### Historic District – Historic Residential District

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.

The intent section of the Historic Code, 153.173(E)(2), provides specific requirements for additions: that they shall be subordinate to, and clearly separated from, the original structure. This applies to all zones within the district.

## 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.

Guidelines Section 4.12 recommends that additions need to be clearly distinguishable from, and subordinate to; generally at the rear of; and separated by a break or hyphen from the original structure. Also, new rooflines should be below the original roofline.

The Guidelines also recommend that “original outbuildings such as garages, sheds, outhouses, and barns should be repaired and retained”. These outbuildings are in disrepair and exist over the future locations for sidewalks and other improvements on N. Blacksmith Lane. Outbuildings provide charm and character to the district, and their replicated form, as connected or separate garages, could be considered in order to maintain some of the existing Blacksmith Lane appeal.

## Process

The applicant is seeking Waivers to lot coverages, building footprints, and rear setbacks that are over the 20 percent authorized by the Board in Code Section 153.176(L)(5)(h). In this case, the applicant is required to gain approval first from the Board of Zoning Appeals (BZA) for those specific requests, per Section 153.176(O)(5); however, the ultimate authority for overall project approval would remain with the ARB. At the BZA, the applicant is required to explain the special circumstances and conditions specific to the land, not applicable to similar structures or land in the same zoning district; to describe how the proposed use will not alter the essential character of the adjacent properties and neighborhood; and to illustrate how the property cannot be reasonably used without the variances. Neither personal preference nor economics are weighed by the BZA. The applicant is aware of these criteria.

## 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 similarly 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 significant additions, and subsequent Waivers, to each house “in keeping with, and complementary to, the lot coverages of the nearby properties with Historic Core zoning”, discussed herein. It should be noted that the applicant considered rezoning but felt that the process timeline was constraining. Staff notes there are numerous interfaces between Core and Residential zones within the district, but the actual district requirements always apply. For 17 N. Riverview, Waivers to lot coverage, maximum building footprint, and rear setbacks are requested; the building footprint and rear setback are above the 20 percent that the Board is authorized to approve. For 27 N. Riverview, Waivers to lot coverage, building footprint, and rear setback are requested.

To accommodate the proposed development, the applicant is requesting to demolish the existing outbuildings. Section 153.176(J)(5)(b) applies to those requests, which need to be made separately at the time of MPRs. The Board is asked to comment on these demolitions and the potential to recreate outbuilding character along the lane.

The applicant also seeks inclusion of three-car garages for each site. Per Table 153.173C, the maximum number of parking spaces for a single-family dwelling is two, unless otherwise approved by the Board as noted in 153.173(F)(8). The goal in limiting the number of parking spaces is to minimize visual impacts from garage doors and pavement within the District. The Board has previously approved a four-car garage at 112 S. Riverview that is a tandem layout, where the garage door is for two vehicles.

**Site Layout**

Prior to the auction, the City added an easement for public highway and road purposes, including pedestrian facilities, utilities, storm drainage, and grading to the perimeter of this block of lots. A description is found on page 5 and Appendix E in the disclosure documents, attached. See the Access discussion herein for specific concerns.

Table 153.173A of the Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, the table indicates up to 45 percent of lot coverage is permissible; the building footprint may be up to 25 percent of the lot size; and the rear setback is 20 percent of lot depth, not to exceed 50 feet. At present, differing information is available for lot square footages, so a range of resulting coverages and footprints is provided below. A survey is required to provide final numbers and shall be presented at MPR.

*17 N. Riverview Street*

The existing lot area is 7,840 - 7,930 square feet. The longest lot depth is +/- 159 feet.

<b>17 N. Riverview</b>	<i>Permitted by Code</i>	<i>20% Waiver per ARB</i>	<i>Requested Amount</i>
<i>Lot Coverage</i>	3,528 – 3,568SF	4,233 - 4,282SF	3,778SF (48.2%) W/in Waiver
<i>Building Footprint</i>	1,960 – 1,982SF	2,352 - 2,379SF	3,160 (40.3%) > Waiver
<i>Rear Setback</i>	39.75'	31.8'	15' > Waiver

*27 N. Riverview Street*

The existing lot area is 8,971 – 9,178 square feet. The longest lot depth is +/- 144 feet.

<b>27 N. Riverview</b>	<i>Permitted by Code</i>	<i>20% Waiver per ARB</i>	<i>Requested Amount</i>
<i>Lot Coverage</i>	4,036 – 4,130SF	4,843 – 4,956SF	3,525SF (38.5%) No Waiver req'd
<i>Building Footprint</i>	2,242 – 2,294SF	2,690 - 2,753SF	2,967SF (32.4%) > Waiver
<i>Rear Setback</i>	28.8'	23.04'	12' > Waiver

27 N. Riverview Street is constructed parallel with N. Riverview Street. The building's southwest corner is very close to the property line, and the applicant proposes to move the building onto a new, modern foundation such that it is parallel to the south property line. Each building on this portion of N. Riverview Street has a slightly different angle to stay parallel to the street curve. The current position of the structure is legal, non-conforming, and therefore may remain per Code, although additions would have to meet current setbacks. The Board is asked to discuss this approach.

**Scale, Mass, and Height**

*17 N. Riverview Street*

The *District Model Aerial View* of the project indicates a significant addition to the rear of the historic structure. This aerial view indicates a slight hyphen, with perpendicular roof, between the original structure and the new addition, although the hyphen is as large as the original house. Roof forms mimic those of the historic house.

The *District Model View from SE* indicates a two story addition at the back of the house, which sits above the original house. From this view, the hyphen appears to be a single story tall, which provides a vertical break between the 1 ½ story historic structure and the 2 story new structure. The view from *Exterior Model View from NW* indicates a three car garage, plus man



door, set off of N. Blacksmith Lane. Specific heights are not indicated at this early stage. The Board is asked to comment upon the additions' massing using the various modeling provided by the applicant.

*Excerpt from the District Model Aerial View. 17 is on the left and 27 is on the right; additions are in grey.*

*27 N. Riverview Street*

The *District Model Aerial View* indicates a significant addition to the rear of the house. There is a more discernable hyphen on the north side of the property, but the south side extends beyond the original house, as seen on the *District Model View from SE*. Roof forms mimic the original house and the outbuilding. In the same model, it appears that the addition is two stories to match the historic house, with the hyphen at 1 ½ stories on the south side. The hyphen effect is more visible on the *Exterior Model View from NE*, where a definite separation is made between old and new; however, it appears that there is a significant addition on the original ell, with no break or reveal. The Board is requested to comment upon the subordinate approach for these additions.

**Architectural Details**

*17 N. Riverview Street*

This house's main features are the roof line with shed dormer and the deep Craftsman porch. One bay of the porch was filled in; it is unclear if this was original or a later renovation. The proposed forms take cues from these important elements, albeit at a larger scale. The original roof form is mimicked at the new garage, and a deep porch is within the hyphen on the south side.

The *Exterior Model View from SW* indicates how the two properties' garage doors could look together on N. Blacksmith Lane; staff is concerned about the amount of "garage scape" along this frontage. Rehabilitation goal four in the disclosure documents is noted as encouraging uses that create visitor interest, experiential vibrancy, and pedestrian engagement; residential uses do this through emphasizing pedestrian interactions and eyes on the street, rather than focusing on vehicular needs. No materials are indicated at this early stage.

*27 N. Riverview Street*

This house's main feature is the rather ornate porch with column, spindle and frieze detailing. The ell shape has a dormer window that projects slightly above the eave line just above this porch, adding another important detail. Also interesting to note are the slightly gabled window lintels; although covered in aluminum, they may be intact underneath and would be worth saving, or replicating, on the original house.

On the *Exterior Model View from NW* view, the garage is indicating a shed dormer, rather than repeating the gabled dormer found on the front of the house. The overall form is of a saltbox, which mimics the existing outbuilding. The Board is asked to provide some guidance on garage form. Again, staff has the same concerns with the potential of a "garage scape" along Blacksmith Lane.

**5. Access and Utilities**

Any improvements made within the right-of-way or easement area along N. Blacksmith Lane shall be per the Historic District Section of the City of Dublin's Bridge Street District Streetscape Character Guidelines. A copy of this document was provided to the applicant.

The maximum driveway width permitted by Code is 20 feet, and the number of curb cuts should be limited, so adjustments are anticipated at MPR. Additionally, the 15-foot highway easement cannot be used for private parking. The short length of the driveway will ensure that

visitors' cars will protrude into the right-of-way. Typically, driveways are 20 feet long to avoid obstructions; the 20 feet should begin beyond the easement. Staff also suggests that these two driveways could be shared to reduce pavement, or the driveway for 27 N. Riverview Street might be accessed from Wing Hill Lane, pending further development of the traffic circulation study.

Staff has requested that any utility connections or relocations shall be shown on the plan sheets at MPR.

## 5. Discussion Questions

- 1) Does the Board support the demolition of the outbuildings and/or the maintenance of existing character along Blacksmith Lane?
- 2) Does the Board support the requests for Waivers to lot coverage, building footprint, and rear setbacks, including those greater than 20 percent?
- 3) Does the Board support the proposed mass and scale of the additions and their responses to the Guidelines?
- 4) Does the Board wish to comment on moving 27 N. Riverview Street?
- 5) Other considerations by the Board.