



PLANNING REPORT

ARCHITECTURAL REVIEW BOARD

Wednesday, February 21, 2024

83 S. RIVERVIEW STREET 23-128MPR

www.dublinohiousa.gov/arb/23-128

Case Summary

Address	83 S. Riverview Street, Dublin, OH 43017
Proposal	Request for review and approval of a proposal for modifications to a garage and driveway at an existing residential home located in Historic Dublin. The 0.26-acre site is zoned HD-HR, Historic Residential District and is located approximately 70 feet northwest of the intersection of South Riverview Street and Pinney Hill Lane.
Request	Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Waiver</u> <u>Approval of Minor Project Review with no conditions</u>
Next Steps	Upon review and approval of the Waiver and MPR by the Architectural Review Board (ARB), the applicant shall apply for applicable building permits through Building Standards and a Certificate of Zoning Plan Approval (CZPA) through Planning.
Applicant	Geoffrey Hahm, Property Owner
Case Manager	Jane Peuser, Planning Assistant (614) 410-4675 jpeuser@dublin.oh.us Rati Singh, Assos. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

23-128MPR | 83 S. Riverview St



Site Features

- 1 Existing garage and curb cut
- 2 Existing house



1. Background

Site Summary

The 0.26-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet northwest of the intersection of South Riverview Street and Pinney Hill Lane. The existing home was built in 1824 by Eliud Sells, son of John Sells. The home is the oldest stone house in Dublin and is individually listed in the National Register of Historic Places.

The Federal-style house has an L-plan footprint, a two-story side-gable core, and a one-story rear ell on the southwest corner. The house is of stone construction and has a standing seam metal roof. The façade is divided into three fenestration bays, with the front door located on the center bay, slightly recessed and topped by a transom light. The windows are double-hung replacements. Additionally, two ancillary buildings are on the property, including a shed with board and batten siding, and a concrete block garage, both west of the house.

Site History

In 2004, the Board approved a roof replacement and associated improvements for the main house and the two accessory structures. The material approved were Gerard Guardian stone-coated steel shingles in weathered slate for the accessory structures.

Process

For MPRs in Historic Dublin, the ARB is the final reviewing body. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects, ensuring that applications meet the requirements of Code. The applicant may apply for building permits through the Department of Building Standards and apply for a CZPA for the driveway material change upon approval from the ARB.

2. Community Plan and/or Zoning Code

Historic District – Historic Residential District

The intent of the Historic Residential District is to encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining the traditional residential character of the district. The Code identifies development standards, including maximum building size, lot coverage, and setbacks. All structures that are within Historic Dublin require the review and approval of the ARB to make modifications.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. Section 4.13A of the Guidelines notes that original outbuildings such as garages, sheds, outhouses, and barns should be repaired and retained.

3. Project

Proposal

This is a request for the rehabilitation of an outbuilding on a Landmark property. The proposal includes laying a new concrete foundation inside the garage, pouring a new concrete driveway to replace the existing driveway, installing new siding, and replacing the existing garage door.

Lot Coverage & Setbacks

The HD Code identifies applicable site development standards for each zoning district. The site development standards for the HD-HR are as follows:

- Minimum Front Yard: 0 ft
- Minimum Side Yard: 3 ft
- Minimum Total Side Yards: 12 ft
- Minimum Rear Yard: 20% of lot depth, not to exceed 50 ft

The maximum allowed lot coverage is 45%; proposed lot coverage is 23.8%, thus meeting this requirement. The applicant meets all setback requirements.

Driveway Overview

Code Sections 153.210 and 153.173(12)(c) govern the permitted placement and materials of driveways within the City and Historic District. The proposed driveway will be constructed in the same location as the existing gravel driveway and will connect to the existing curb cut and apron on S. Blacksmith Lane. The driveway will be 17 feet long, running from the curb cut to the garage, and is proposed to be 20 feet wide. The newly-poured concrete driveway and foundation meet the material requirements. The proposed project will not impact any grading or existing trees.

Exterior Garage Details

Per Section 4.13 of the *Historic Design Guidelines*, garages should be repaired and retained, and when elements become deteriorated, new materials used to make repairs should match the old. The proposed project includes replacing the existing wood siding on the front and rear gables of the garage with RELIABILT Unfinished Pine Tongue and Groove Wall Planks to be painted with Behr Marquis Exterior Latex Satin Paint in Antique White. The applicant has noted that this will match identically to the existing siding and color of the garage.

Garage Door Details

The proposed garage door is a Clopay Gallery Collection 16 ft x 7 ft Intellicore Insulated Steel Garage Door with SQ24 Windows in the color Sandstone. A Waiver is required from the ARB to permit the proposed material. The proposed door is similar in design and material to doors used at 73 S Riverview Street and 63 S Riverview Street; however, these were approved prior to the adoption of the 2021 Historic District Code.



Proposed Clopay Steel Garage Door in Sandstone

Since Code does not specifically list any permitted materials for garage doors, Staff defers to a combination of Code sections 153.174(C) and 153.174(D). The latter states that, “windows shall be wood, metal-clad wood, or vinyl-clad wood, respectively.” This is intended to be revised with the Historic District Code Update, Phase II, now underway. Under the Code, painted steel/aluminum garage doors have been approved in the past but are very specific to project intent, location and property type.

In May 2022, ARB approved two aluminum garage doors at 181 S High St and at the Jacob Stout Gallery. The anodized aluminum door at 181 S High St was approved because the door is appropriate for the shed and not visible from a public right of way. At the Jacob Stout Gallery, the aluminum garage doors were approved for two purposes: the aluminum doors with large glass panes allow pedestrians to see into the glass studio and also serve as an ADA accessible entrance. The garage doors at the Gallery face the N. Blacksmith Lane public right-of-way. In April 2023, a painted, 3-layer steel garage door was proposed at 5707 Dublin Road (James Davis House). The Board approved the Waiver for the garage door, but required that the proposed door be changed from steel to composite prior to submitting the building permit.

Staff is differentiating the proposed project at 83 S Riverview from the previous cases because the applicant has indicated that a heavier composite garage door could compromise the structural integrity of the garage and would require modifications to the existing door mechanism. Despite the garage being visible from the S. Blacksmith Lane right-of-way, staff is supportive of the Waiver, as the proposed door has detailing consistent with the surrounding context and does not negatively impact the historic context of the district. Staff recommends approving the Waiver for the steel garage door to maintain the structural longevity of the garage.

4. Plan Review

Waiver Review

153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.

Request: Use of triple layered reinforced steel garage door.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Met: Due to the limitations of the structural integrity of the garage door and the mechanism, a Waiver is requested.

2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.

Criteria Met: The door is a triple-layered, insulated steel garage door. S. Blacksmith Lane is a working alley and has numerous sheds, garages, and other such utilitarian uses along its length. The color of the proposed door is similar to the existing color and the detailing matches the surrounding context.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.

Criteria Met: The proposed garage door meets the Guidelines and minimizes maintenance issues.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criteria Met: The applicant has noted that the painted steel door is 143 pounds lighter than the composite door; and that the existing mechanism cannot support the weight of the composite door, which would need to be replaced. This may affect the structural integrity of the garage.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Criteria Met: The garage door appears to be high-quality and is appropriate in design for this project.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criteria Met: The Code is appropriate, and provides the opportunity to seek such Waivers.
7. The Waiver does not have the effect of authorizing any use that is not otherwise

Not Applicable: Residential is a permitted use within the Historic South District; use will not change.

permitted in the applicable zoning district.

8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.
9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

Not Applicable: A numeric Waiver is not sought.

Not Applicable: The request does not affect Landmark status of the building.

Minor Project Review

Criteria	Review
1. The MPR shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations	Criteria Met with Waiver: The proposal is consistent with the Community Plan, and all adopted plans, policies and regulations with the Waiver for the steel garage door.
2. In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: There is no associated PDP or FDP for this site.
3. The MPR shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	Criteria Met with Waiver: Painted steel garage doors have traditionally not been approved by the ARB, but given the structural integrity of the outbuilding and the surrounding context, the material is appropriate.
4. The proposed land uses meet all applicable requirements and use	Not Applicable: This application does not propose a change in land use.

Criteria	Review
specific standards of Section 153.172 Uses.	
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: The proposed site improvements will address Chapter 4 of the Guidelines.
6. The proposed MPR is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.	Criteria Met: The proposal responds appropriately to the surrounding context and is sensitive to the original character of the Landmark outbuilding.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .	Not Applicable: No new buildings are proposed with this application.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the <i>Historic Design Guidelines</i> .	Criteria Met: The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines.

Recommendation

Planning Recommendation: Approval of the garage door Waiver.

Planning Recommendation: Approval of Minor Project Review no conditions.