



PLANNING REPORT

Architectural Review Board

Wednesday, March 27, 2024

55 S. RIVERVIEW STREET MPR and DEMOLITION/LANDMARK and WAIVERS 24-014MPR and 24-017DEMO

www.dublinohiousa.gov/arb/24-014

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Case Summary

Address	55 S. Riverview Street
Proposal	Construction of an attached garage with living space, plus Waivers, and demolition of a Landmark detached garage, with a Waiver request to reclassify as Background. The 0.38-acre site is zoned Historic District-HR, Historic Residential District and is located southwest of the intersection of Spring Hill Lane and S. Riverview Street.
Request	Review and approval of a Minor Project Review and Demolition under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic District – Historic Residential
Planning Recommendation	<u>Approval of Demolition-Background</u> <u>Approval of 3 Waivers</u> <u>Approval of Minor Project Review with conditions</u>
Next Steps	Upon review and approval of the Waivers, Minor Project Review (MPR), and Demolition by the Architectural Review Board (ARB), the applicant may file for building and demolition permits through Building Standards.
Applicant	Dominic Luppino, Residential Designed Solutions Angie and Michael Kne
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

24-014 MPR/24-017 DEMO | 55 S. RIVERVIEW STREET
MPR and DEMOLITION/LANDMARK



Site Features

- 1 Double-sized lot



1. Background

Site Summary

The 0.38-acre site is located southwest of the intersection of S. Riverview Street and Spring Hill Lane, and is zoned HD-HR, Historic District – Historic Residential. The Historic and Cultural Assessment (HCA) from 2017 notes that the lot contains a historic house, built c. 1900 that is vernacular style and gabled ell form. Windows are one-over-one with broad stone lintels and narrower stone sills. The house has a front porch, which was added in 1991, with spindle details and ornamental brackets not original to the house. There is a rear family room addition from 2008, which is one and one-half story tall with board and batten siding and a stone chimney.

The house faces S. Riverview Street. The side of the lot fronts Spring Hill Lane. There is a garage built between 1947 and 1956 on S. Blacksmith Lane; the age is determined based on its appearance on historic aerial photos. Large trees exist on the double-sized lot.

History

Informal Review November 2023

The Board expressed general support for the scale and massing of the addition, but encouraged the applicant to slide the addition north to create a larger ell shape. Concerns were stated about decorative elements shown in the addition's gables, and the Board stressed that the simple, vernacular style of the building should be retained. The applicant was asked to consider a detached garage.

Process

For MPRs, Waivers, and Demolitions 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. The garage is currently identified as Landmark on the Historic District Map in the *Historic Design Guidelines*. The owner seeks to have it reclassified as Background via a Waiver, per Code Section 153.177(L)(5)(i). Upon approval of both applications and all Waivers, the applicant may apply for building and demolition permits through Building Standards.

2. Zoning Code and Guidelines

HD-HR: Historic District – Historic Residential

The intent of Historic District – Historic Residential 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 Historic Dublin. The Code identifies development standards, including maximum building and footprint sizes, lot coverage, and setbacks. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are utilized when modifications are proposed within the Historic District. The Guidelines provide insight and recommendations regarding additions including: distinguishability from and subordination to the original structure.

3. Project

The applicant is requesting review and approval of an MPR for the construction of an addition with a one-story hyphen and a two-story, three-car garage and bonus room space. Staff consulted with Karen Bokor to provide feedback regarding the proposal. Her recommendations align with staff's. The report is attached; however, please note that the applicant made the requested changes which are now reflected in the drawings.

The applicant also requests to install an additional matching column and brackets on the front porch of the historic home.

Site Layout, Setbacks, and Lot Coverage

The applicant proposes a 1,233 square-foot addition, a 32.5 square-foot covered patio at the rear of the existing home, and additional uncovered patio space. The HR District allows properties along S. Riverview Street (west) to have side yard setbacks of 3 feet on one side, with a minimum total of 12 feet for both side yard setbacks. The proposed home is set back 17 feet, 10 inches from the south property line and is 40 feet, 2 inches from the north property line, meeting the setback requirements. The minimum rear yard setback is 20-percent of the lot depth, and the proposed addition is set back 20.45 percent. Front setbacks are not affected by this proposal and remain in compliance.

The maximum permitted lot coverage in the HD-HR zoning district is 45-percent. The proposal, including all impervious surfaces, is at 33-percent lot coverage. Building coverage, which Code limits to 25-percent, is proposed to be approximately 20 percent.

Parking and Driveway

Table 153.173(C) requires a maximum of two parking spaces per single-family dwelling, unless approved by the Board, per Section 153.173(F)(8). Three- and four-car garages have been previously approved in the district; staff does not have concerns with the proposed garage. The driveway meets City standards.

Scale, Mass, and Height

The addition has a cross-gabled form, allowing light and head room for the bonus area above the garage. The major gable parallels S. Blacksmith Lane. The hyphen's gabled roof connects to the existing house through an existing stone chimney.

The tallest portion of the addition is the garage/bonus-room, shown at 21 feet, 2 inches to the top of the gable. The existing house is 22 feet, 8 inches tall to the top of the gable. Maximum height in this district is 24 feet at mid-gable, so this requirement is satisfied. The main gable pitch is 8:12, and the minor gable pitch is 3.5:12, meeting Code Section 153.174(B)(4)(c). The hyphen that connects the two portions of the house is a single story with a gable roof at 13 feet, 1 inch tall. The roof pitch is 5:12, also complying with Code Section 153.174(B)(4)(c).

Architectural Details

East Elevation – Historic House

This elevation faces S. Riverview Street and is the front of the house. In 1991, a new porch was added with decorative columns, brackets, and spindle frieze seen below. The owners desire to add more detail to the house, and the existing porch appears under-supported, so

staff suggested that an additional column and brackets would be appropriate. The new elements will exactly match the existing elements.



Before

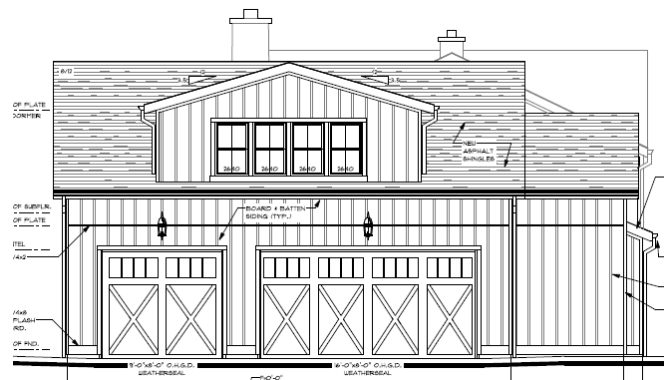


After

West Elevation – New Construction

The west elevation faces S. Blacksmith Lane and is the garage entrance. Two garage door types are shown: a double and a single.

Four windows are centered within the minor gable. Code Section 153.174(D)(4) states that windows shall have “architecturally appropriate lintels and projecting sills”. The applicant has provided trim details on the plan set that indicate lintels and sills that match the 2008 addition. Staff is satisfied.



West Elevation

The form of the right side of this elevation, and on the corresponding south elevation, has been simplified since Ms. Bokor’s review. The bump out accommodates the stairwell to the bonus room and sits behind the garage door plane. Staff is satisfied with the result.

North Elevation – New Construction

The north elevation faces Spring Hill Lane, although it sits well back from the street. It shows the main gable end, with appropriately-arranged windows as noted in Guidelines Section 5.6 where window and door openings should reflect the patterns of other buildings in the district. The hyphen has a French door leading to a new patio area. The hyphen itself has been modified to better incorporate it into both the form and style of the adjacent living room addition directly to the left. Staff is satisfied.

Materials

The entire house is proposed to be re-roofed. The applicant is suggesting two roofing materials for consideration: GAF Timberline HDZ in Appalachian Sky, or their preferred alternative, Art-Loc (a diamond pattern) in Charcoal Black. The owner has provided photos of the original shingles, visible in the attic, which are a diamond pattern. Staff supports the Art-Loc option based on its historic use on the house and the unique look it will provide. A condition of approval is recommended to allow either choice, pending cost and availability. Roof accents, such as on the existing bay window and the new man door awning, are to be standing seam metal from Coated Metals Group in Matte Black. The supports for the man door awning are to be made from black aluminum with simple brackets as noted on the awning information. Gutters are to be aluminum ogee style in Almond.

Siding is proposed to be board and batten to exactly match the 2008 addition (see detail on elevations), using Hardie Panel smooth vertical siding and trim boards. Paint for all body and trim on the addition will be SW7004, Snowbound, which will also match the 2008 addition. The owners are considering painting the historic portion of the structure a different color in the future; this would further differentiate it from the additions. At that time, either a MPR or use of a Pre-approved Paint Color would be required.

The proposed windows are Pella Lifestyle series, which are wood construction clad in Poplar White aluminum. Windows will be double-hung with 2-over-2 simulated divided lights with spacers, as favored in Guidelines Section 4.8E. The hyphen patio doors are intended to be reused from other locations on the house. Three Velux fixed skylights are shown on the south and east elevations; they are approximately 2 feet by 4 feet and finished in matte dark bronze.

The garage doors are proposed as Clopay Coachman composite doors in Design 21 with the window configuration outlined on the attached brochure. The composite material requires a Waiver, which has been recently approved on other projects within the district. The man door is Thurma-Tru Traditions smooth steel door with solid panels. Typically, textured doors have been approved via a Waiver; however, this location sits far back from the road, where a texture will not be visible. All doors shall be painted SW7004, Snowbound.

Additional fencing will be installed to match the existing fence on the property. This is Ameristyle Montage "Genesis", which is a simple metal fence with vertical pickets. Height will be 4 feet, and the finish will be black. The proposed fencing meets the requirements of Code Section 153.173(I)(3)(a).

The proposed patio extension shall be stamped concrete to match the existing patio as shown on the attached photo. Staff has no concerns.

Lighting is five Kichler Forestdale fixtures, in a textured black finish. Guidelines Sections 6.7A and B recommend light fixtures that are scaled appropriately to the use and character of the surrounding properties, with simple designs. These meet that guidance.

4. Utilities and Stormwater

Staff requested that the existing sanitary lateral and water service be labeled on the plan; this has been done. Staff also requested that the storm inlets in front of the garage indicate where they connect and discharge; this is also addressed. A standard condition regarding utilities is included.

5. Demolition Request

The applicant seeks permission to demolish the garage structure adjacent to S. Blacksmith Lane. It is currently identified as a Landmark (previously known as Contributing) structure on the Historic District Map in the *Historic Design Guidelines*. This is unusual for a number of reasons: outbuildings were not generally included as part of the HCA in 2017, and the construction materials and techniques indicate a newer timeframe. Historic aerial photos indicate that this structure appeared sometime between 1947 and 1956, confirming construction was outside the district’s era of significance (1830-1920). Staff believes the classification is an error.

The applicants initially sought to include this garage into their addition plans; however, it was difficult to keep the garage as a recognizable element while incorporating the desired three-car garage.

Karen Bokor specifically examined this structure and has determined that reclassification and demolition are appropriate. Please see the first page of her report.

6. Plan Review

Waiver Review	
153.176(L)(5)(I) : Waivers from determinations of Landmark or Background status.	
Request: To reclassify the garage from Landmark to Background.	
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: The garage is classified as Landmark on the Historic District Map in the <i>Historic Design Guidelines</i> . This appears to be in error based on evidence on historic aerial photos.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.	Criteria Met: The garage building is not significant architecturally and does not add to the character of the surrounding neighborhood or district as confirmed by our consultant.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and	Criteria Met: The identified era of significance for buildings within the district is 1830-1920. Based on historic aerial photos and construction techniques and form, this building does not fall within that

policies, and all applicable requirements in §§153.170 through 153.178

range, allowing the Waiver to meet the spirit and intent of the Guidelines and other plans and policies.

4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.
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 without the Waiver.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.
7. The Waiver does not have the effect of authorizing any use that is not otherwise 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 Waiver from determinations of landmark or background status, the provisions in Section 153.175(J)(c) shall also apply.

Criteria Met: The applicant has sought ways to incorporate the existing garage into the addition’s design without success as confirmed by staff. Building an entirely new garage is likely the most expensive approach.

Criteria Met: The proposal is a high quality home that responds to modern needs and uses. The project has appropriate and durable materials.

Criteria Met: The Waiver is an appropriate mechanism for the request.

Not Applicable: The use will not change with this Waiver.

Not Applicable: No numeric Waiver is sought.

Criteria Met: The request is also evaluated against Section 153.175(J)(5) (there is a typo in the Code) regarding demolition criteria. See the full review below.

Waivers Reviews (2)

153.174(D)(1): Windows and doors shall be wood, metal-clad wood, or vinyl-clad wood.
Request : Use of composite garage doors and a steel man 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 Not Met: These are personal selections of the applicant based on ease of maintenance and security.

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

Criteria Met: The garage door will look and feel like real wood and thus supports the surrounding area and district as a whole.

This specific steel door lacks texture, but sits significantly back from the right-of-way where texture will not be visible.
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 doors minimize maintenance issues, therefore ensuring a long lasting design, which is a City goal.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criteria Not Met: The requests are made to avoid maintenance and thus, for convenience.
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 without the Waiver.

Criteria Met: The garage doors are a high quality material and will maintain the project quality.

The man door is the same, with a durable finish that minimizes maintenance. Deferred maintenance can be avoided with more durable materials, such as proposed.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.

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

Not Applicable: The use will not change with this Waiver.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: The Waiver is neither a numeric nor a dimensional request.

- In the event of Waiver from determinations of landmark or background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

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

Demolition/Background Review Criteria

Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the factors established in Section 153.176(J)(5)(a).	Criteria Not Met: The applicant has not presented this information. Only one criterion is required to be satisfied for Background Demolition.
2. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.	Criteria Met: The building appeared on the site between 1947 and 1956 based on aerial photos, construction techniques and materials, and as confirmed by our consultant. This is outside the era of significance as determined by the Historic Code and Guidelines, 2023 update.
3. The location of the structure impedes the orderly development of the District, substantially interferes with the purpose of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.	Criteria Met: The structure is outside of the right-of-way, so does not impede development or purpose within the district; however, its removal and replacement will improve the quality of the nearby location.

Minor Project Review

Criteria	Review
1. The MP 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 Waivers: Staff and the applicant have worked together to best meet the Code and Guidelines. All requested Waivers are appropriate.

2. 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: The proposal is not within or part of an approved PDP or FDP.
3. 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 with Waivers and Conditions: The requested Waivers are appropriate. The proposal meets the Codes and Guidelines as demonstrated herein when combined with the clarifying conditions.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.

Not Applicable: The land uses will not change with this request.
5. The proposed development is consistent with the *Historic Design Guidelines*.

Criteria Met: As discussed herein, the design is consistent with the Guidelines.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.

Criteria Met: The design is consistent with the surrounding context, character, and scale of the neighborhood and district.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.

Criteria Met: The proposal meets the setbacks and lot coverage and takes appropriate advantage of a double-sized lot to avoid a linear appearance.
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 *Historic Design Guidelines*.

Criteria Met: The proposal meets all the applicable zoning regulations and responds to the recommendations in Guidelines.

Recommendation

Planning Recommendation: Staff recommends **approval** of the following Waiver requests:

- 1) Reclassification of garage from Landmark to Background.
- 2) Use of composite garage doors and smooth steel man door.

Planning Recommendation: Approval of the Demolition/Background request.

Planning Recommendation: Approval of Minor Project with the following conditions:

- 1) Applicant to provide utility plans detailing the scope of work at the time of building permit submission.
- 2) Applicant may use either GAF Timberline HDZ in Appalachian Sky or Art-Loc in Charcoal Black for roofing materials.