



PLANNING REPORT

Architectural Review Board

Wednesday, July 24, 2024

27 N. RIVERVIEW STREET MPR, WAIVERS, and DEMO-LANDMARK 24-030MPR and 24-060DEMO

<https://dublinohiousa.gov/arb/24-030>

<https://dublinohiousa.gov/arb/24-060>

Case Summary

Address	27 N. Riverview St, Dublin, OH 43017
Proposal	Proposal for the remodel and construction for an addition to an existing home and demolition of a Landmark accessory structure in the Historic District. The 0.21-acre site is zoned HD-HR, Historic Residential District and is located southwest of the intersection of Wing Hill Lane and N. Riverview Street.
Request	Request for approval of a Demolition of a Landmark building, an MPR and Waivers.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Demolition/Landmark</u> <u>Approval of all Waivers, except SmartSide siding</u> <u>Approval of MPR with Conditions</u>
Next Steps	Subsequent to Architectural Review Board (ARB) approval, the applicant may apply for building permits.
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 sholt@dublin.oh.us

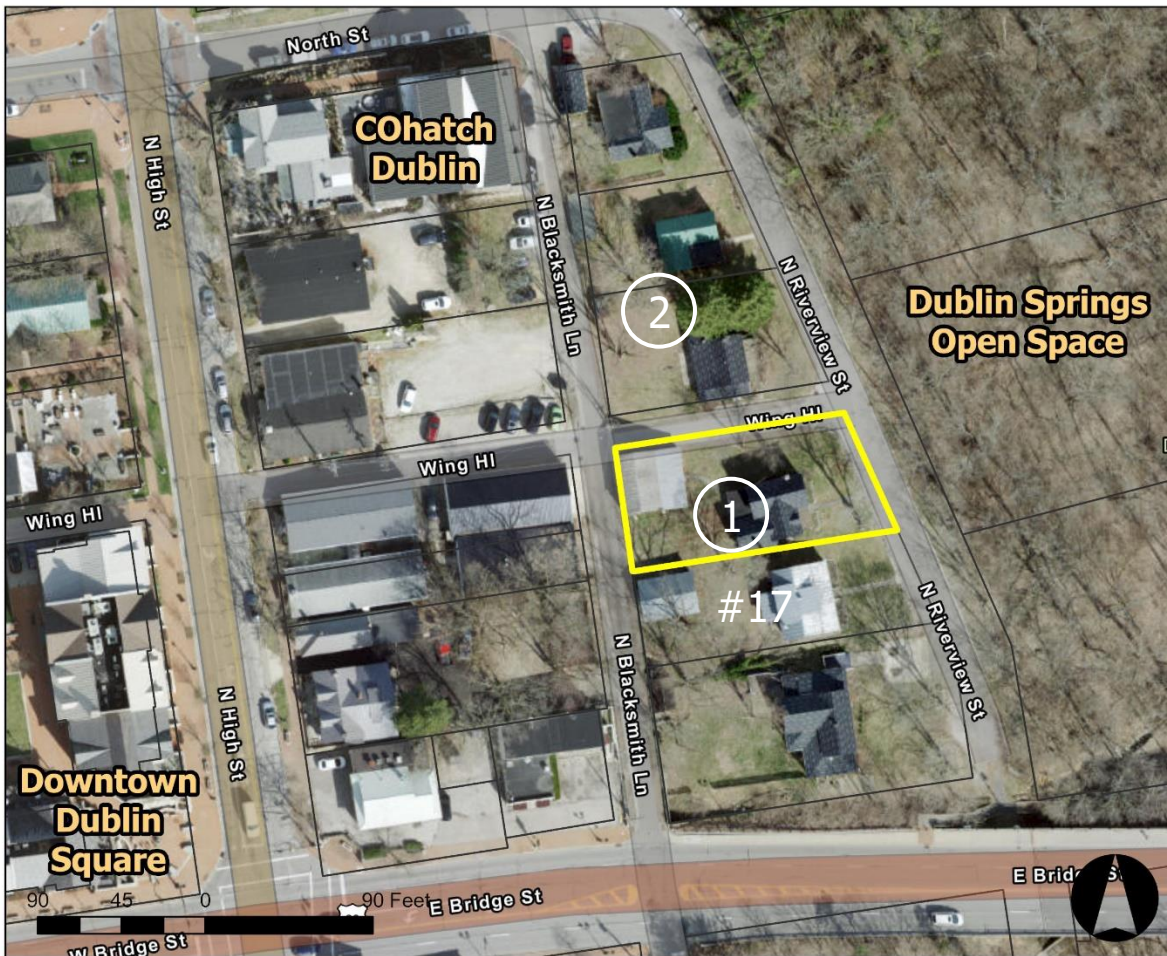
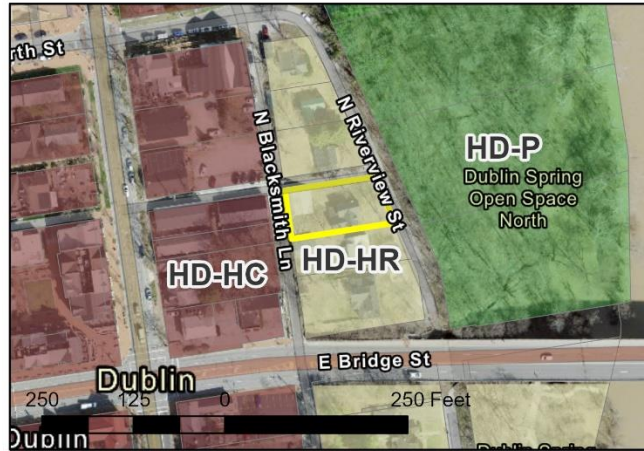
Site Location Map

24-030MPR/24-060DEMO
27 N. Riverview St MPR and Demolition



Site Features

- 1 27 N. Riverview
- 2 COhatch HQ



1. Background

Site Summary

27 N. Riverview Street has +/- 80 feet of frontage on N. Riverview Street. Highway easements surround the exterior of the property on the west, north, and east sides; these are for sidewalks and other public improvements without limitation.

The principal structure on site is a Landmark Gabled-ell house with Queen Anne detailing, built ca. 1890. Per the Historic and Cultural Assessment (HCA), it has good integrity, somewhat diminished by replacement materials. The porch has original turned posts, ornamental brackets and a spindle frieze. The main front façade window appears to be original, and all windows have pedimented surrounds, albeit clad in aluminum. The building is clad in narrow, drop siding that appears to be original. The existing foundation appears to be made of native stone, and the north chimney (ca. 1960s) is made with red brick with black and tan inclusions as confirmed by further site visits and historic photos, respectively. There is a large Landmark outbuilding at the rear, adjacent to N. Blacksmith Lane, and the applicant is requesting to demolish it.

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

The property was purchased as part of the City auction in September of 2023 and was closed on in October of 2023. The original purchaser then sold the property to this new owner. The rehabilitation goals indicate the first goal is to “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.

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.

Process

The applicant seeks to demolish the outbuilding per Code Section 153.176(J)(5)(a) for Landmark structures. Demolition cannot be completed until building permits are approved through Building Standards, per Code Section 153.176(J)(3)(f).

The applicant received building footprint and rear setback Waivers from ARB and Variances from BZA in May of 2024, as noted in the table below. Architectural Waivers for roof pitches and materials are included herein.

The project has been tabled twice: March and May of 2024. At the May meeting, the Board specifically noted:

- 1) Create differentiation between two additions and existing house, as required by Code. *Applicant now shows approximately 18-inch differentials between the additions and historic house, per redlined site plan, plus material changes. Building footprint and lot coverage amounts are updated.*
- 2) Explore preservation/repair of the original drop siding. *Elevation Note 17 addresses. Staff suggested that the applicant provide an independent evaluation of the siding's condition; this can be completed prior to building permit.*
- 3) Preserve east-facing front door, transom window, and trim. *Applicant shows this on the East Elevation.*
- 4) Show offset muntin in the main window on the east elevation. *Shown.*
- 5) Provide man door specifications. *Completed.*
- 6) Change garage doors to avoid opening into the driveway. *Completed.*

3. Project

The applicant is proposing significant additions to the house, demolition of the outbuilding, and Waivers for materials.

Site Layout

Prior to the auction, the City added easements 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.

Table 153.173A of the Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, up to 45 percent 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. The existing lot area is 9,170 square feet. The average lot depth is +/- 134.85 feet.

27 N. Riverview	<i>Permitted by Code</i>	<i>20% Waiver per ARB</i>	<i>Requested Amount</i>
<i>Lot Coverage</i>	4,126 SF	NA	3,251 SF (33.3%) No Waiver Req'd
<i>Building Footprint</i>	2,292 SF	2,754 SF Granted 2,716 SF Used	2,757 SF Granted by BZA 2,716 SF Used
<i>Rear Setback</i>	26.97'	21.57' Granted	20' Granted by BZA

The applicant desires to relocate the structure on the lot by constructing a new foundation for the building. The Board supported this concept at Informal Review. The proposed layout meets all required setbacks.

One tree on the site is proposed to be removed. It is a 10" DBH multi-trunked river birch, located within the highway easement on Wing Hill Lane.

Scale, Mass, and Height

The existing house finished floor (FF) elevation is 806, and the proposed FF is 808.58. The applicant believes that this difference will not affect the relationship of the house to the street, based on the existing front retaining wall and distance from the street. A window well is shown on the south side of the house.

The height of the historic house is shown at 21 feet, 2 inches to the mid-point of the gable, including the new foundation. The addition has a maximum height of 18 feet, 4 inches to the mid-point of the gable at the rear. The hyphen height is +/- 13 feet at mid-gable, similar to adjacent 90-degree gables.

The proposal now addresses both the Code and the Guidelines. The two additions (north and east elevations) questioned by the Board have been adjusted to meet Code Section 153,173(E)(2)(c) and Guidelines Section 4.12C. Off-sets, changes in material, and use of original roof form is used to differentiate between old and new.

Roof forms mimic that of the original structure in most cases, with some areas of flatter roofs, such as the shed forms on the garage and historic house and the porch roof on the south side. These require Waivers, herein.

Architectural Details

This house's main feature is the rather ornate porch with original column, spindle and frieze detailing. There are two matching original front doors with transoms within the front porch. Also key are the pedimented window lintels; although covered in aluminum, they are worth saving, or replicating, on the original house. Windows have been largely replaced, although the center front façade window appears original.

Window openings on the addition are largely in keeping with Guidelines Section 5.6B, where wall-to-window ratios are to be similar to historic proportions. The applicant provided sill, lintel, and trim details, and the pedimented original windows are being replicated on the historic house and parts of the addition, as suggested in Guidelines Section 5.6C.

Original front porch details will be preserved. The original front door opening will be preserved, including the door, transom, and trim. On the north façade, window locations are appropriately arranged per the Guidelines. On the N. Blacksmith Lane façade, a two-car garage is shown, with window and man door.

Materials

Applicable goals for materials in the district can be summarized quoting Guidelines Sections 4.1A, portions of 4.1C, and 4.12F respectively:

Preservation of original architectural features and materials are the first preference in rehabilitation. Such features and materials should be retained in place and/or repaired.

Contemporary materials may be used if it is demonstrated that they have the same quality and character as historic materials.

Materials for additions should be consistent with those identified in 4.1.C and complimentary to the district, but need not match those of the original structure to which the addition is attached. Avoid materials that are not typically from the mid-19th to the early 20th century (e.g. concrete block, rough-sawn siding, or logs). Brick, stucco, and beveled siding or board-and batten all may be appropriate, depending upon the materials in the original building.

Historic House

The existing house's roof is asphalt shingles. The proposal is to use GAF Slateline in Royal Slate. Atas standing seam metal roof, in Char Brown, is shown on the shed portions.

The applicant proposes to use manufactured stone for the foundation: Craft Orchard Limestone in Timberwolf, which was previously proposed and supported. The north elevation chimney from the 1960s will be removed; this is supported by staff.

The historic siding and trim are proposed to be preserved, replaced with new drop siding, or replaced with LP SmartSide in a brushed smooth finish, in that order of preference as confirmed by the Board and noted on the elevations. The LP SmartSide requires Waivers, and if this product is used, the applicant has agreed to an approximately 4-inch reveal to better match the historic siding. A recommended condition of approval is carried forward from May to memorialize the order of preference and under what circumstances that the SmartSide siding may be used. Siding is proposed to be painted Hammered Silver, SW 2840, and trim Iron Ore, SW 7069.

The applicant proposes Marvin Ultimate aluminum-clad windows in Bronze, which have been successfully used in the district. The original front door will be painted Quartersawn Oak, SW 2836. The main window in the front-facing gable shows the offset muntin as requested. The proposed paint scheme is more in keeping with the Pre-approved Paint Document.

Addition

The same Atas standing seam roof is proposed. The siding is thermally-modified ash in vertical tongue-and-groove, helping to differentiate the additions from the original. It will be painted Iron Ore. Craft Orchard Limestone veneer in Timberwolf is proposed again.

Window trim is LP SmartSide in a brushed smooth finish; staff supports the Waiver. It will be painted Iron Ore. Windows on the addition are also Marvin Ultimate finished in Bronze. The rear man door is a Marvin Ultimate inswing French door, and the sliding doors on the south side are Marvin Ultimate MultiSlide doors, finished in Quartersawn Oak and Bronze respectively. The garage door is to be an overhead door made of a steel core with the Thermally Modified Ash applied vertically in Iron Ore, meeting material requirements.

The skylights on the hyphen are shown as Velux in a Medium Bronze finish with an approximate three-inch height from the sheathing. They are appropriately located, per Guideline Section 4.10, to the rear where visibility is minimal.

Other Materials

The front walk from N. Riverview Street, the front porch, and south-facing patio are proposed to be Glen-Gery Chushwa 1-HB thin brick. The existing front porch has a brick floor.

Lighting is proposed as Lombard Lantern Small Sconces from Rejuvenation. At 18 inches tall, they are appropriately sized for the house. Gutters and downspouts are proposed as copper 6-inch half-round and 4-inch round, respectively.

4. Demolition

Site Layout

The owner desires to demolish the Landmark outbuilding at the rear of the property, along the N. Blacksmith Lane frontage. The building has a chimney and interior work benches, suggesting greater history beyond car or carriage storage. The building sits within the City's 15-foot highway easement for future public improvements such as sidewalks, parking, utilities, etc. Please refer to the site plan provided by the applicant.

Details

Code Section 153.176(J)(5)(a) applies, and economic hardship is the primary factor to earn approval, including loss of economically viable use of the property, loss of reasonable investment-backed expectations, and whether or not the economic hardship was created by the owner. There are subsections that speak to economic return and similar issues; since this is a new owner, many of these are not applicable.

The applicant notes that the Board provided unbinding support for the demolition at Informal Review. Provided herein is a fiscal analysis that indicates restoration and conversion of the structure to a livable carriage house would cost +/- \$400,000, whereas the return on that investment would be \$200,000 - \$250,000. Also cited is the loss of space on the property, along with the difficulty of it being located within the highway easement. While staff generally supports outbuilding preservation for District character, this particular structure is in the way of future pedestrian and vehicular improvements. Therefore, staff supports the demolition.

Staff did request information on potential cultural resources within the building, as required in Code Section 153.176(J)(4). This is particularly important if the building was used as a workshop or similar use as indicated by the chimney and work benches. The applicant has agreed to provide artifacts and/or photos of any resources found during demolition.

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 or any updated standards resulting from an ongoing planning effort in this area. A copy of the currently applicable document was provided to the applicant.

Staff and the applicant agreed on the driveway length as shown on the plans, and the BZA’s rear yard setback Variance reflects that. Staff has requested information about how the driveway trench drain ties into the street using a pipe alignment; a condition of approval is recommended for further information at building permit.

6. Project Review

Demolition: Landmark	
Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted.	Criterion Met: The applicant has provided information that the cost for restoration of the outbuilding versus the market value does not make fiscal sense.
2. All economically viable use of the property will be deprived without approval of the demolition.	Criterion Not Met: There is no evidence that loss of all use of the property will result if the outbuilding is not removed.
3. The reasonable investment-backed expectations of the property owner will not be maintained without approval of the demolition.	Criterion Met: Since the outbuilding is located within a highway easement, the investor could expect that the City would permit its removal. The owner can also expect that the City will use that easement for street improvements.
4. The economic hardship was not created or exacerbated by the property owner.	Criterion Met: This owner bought the property in October of last year and has not created any economic hardship.
5. In evaluating the factors established in divisions (J)(5)(a)1. through (J)(5)(a)3. , the ARB may consider any or all of the following in assessing evidence of economic hardship:	
a) A property’s current level of economic return.	Not Applicable: The property is currently vacant, and the new owner is awaiting approvals in order to create economic return.
b) Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents.	Not Applicable: This property was purchased after the City’s auction in late 2023.
c) Feasibility of alternative uses for the property that could earn a reasonable economic return.	Criterion Not Met: Information was provided only on a 2-story living space plus garage, the most expensive alternative.

d) Evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.

Criterion Met: The condition of the outbuilding is not the responsibility of this new owner.

e) Evidence of knowledge of landmark designation or potential designation at time of acquisition.

Criterion Met: The auction documents clearly indicated that the outbuilding is a Landmark structure.

f) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Criterion Met: No known funding exists for residential projects.

Waiver Review

Code Section 153,173(E)(2)(c): Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board.

Request: Roof pitches of 4:12 on the historic house, 3:12 on the garage shed roofs, and flat on the south-facing porch.

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.

Criterion Met: The existing property conditions do not include similar roof pitches; however, the use of these pitches help keep the additions subordinate to the original structure.

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

Criterion Met: The use of flatter roof pitches helps to distinguish the addition from the historic house, and also helps to minimize the massing of the additions.

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.

Criterion Met: Because of the positive effect on massing and scale, the spirit and intent of the Guidelines are met.

4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criterion Met: The request is not based on cost or convenience.

5. The Waiver, if approved, will ensure that the development is of equal or greater

Criterion Met: The use of lower pitch roofs allows the addition to blend in well

development quality with respect to design, material, and other similar development features than without the Waiver.

with the existing house and the surrounding neighborhood, thus maintaining high quality.

6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criterion Met: The request is best addressed through the Waiver process.

7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.

Criterion Met: The use will not change with respect to this Waiver.

8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Criterion Met: This Waiver has been customarily applied as a design element.

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: This Waiver will not affect the building's Landmark status.

Waiver Review

Code Section 153.174(J)(1)(a): Permitted materials are high quality, durable materials including....wood siding.....

Request: Use of LP SmartSide siding.

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.

Not Applicable: Site and property conditions do not play a role in this request; the choice of materials is within the owner's control.

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

Criterion Not Met: The use of this material as siding will remove historic fabric and character from the building, the immediate area, and the district as a whole by replacing the original drop siding. See recommended condition of approval.

3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and

Criterion Not Met: The spirit of the Community Plan and the Guidelines speak to the preservation of historic resources. Section 4.1 of the Guidelines, along with the recently-adopted Alternative Materials

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

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 than 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 Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

document are specific that replacement is the least-supported approach. See recommended condition of approval.

Criterion Not Met: The owner notes that drop siding is more expensive than the requested material, and they do not have the budget for it.

Criterion Not Met: The siding does not meet the design or features of the original, so quality would be diminished. See recommended condition of approval.

Criterion Met: The Waiver request is more appropriate than a Code change.

Not Applicable: The use would not change as a result of this Waiver.

Not Applicable: This is not a dimensional or numeric request.

Not Applicable: The building will remain a Landmark structure.

Waiver Review

Code Section 153.174(J)(1)(a): Permitted materials are high quality, durable materials including....wood siding.....

Request: Use of LP SmartSide trim.

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.

Not Applicable: The request does not pertain to site conditions.

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

Criterion Met: This material will allow the original details of the pedimented window trim to be replicated. The condition of the original window trim, under the aluminum covering, is unclear.
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.

Criterion Met: The use of this material, cut to match original details, is acceptable.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criterion Met: No information has been provided on the reasons for the request.
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.

Criterion Met: The Waiver request does help ensure that maintenance is minimized, therefore allowing a higher-quality appearance within the district.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criterion Met: The Waiver request is more appropriate than a Code change.
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 as a result of the Waiver.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: The request is not numeric in nature.
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: The request does not involve building status.

Minor Project Review

Criteria

1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, *Historic Design Guidelines*, and adopted plans, policies, and regulations.
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.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.
5. The proposed development is consistent with the *Historic Design Guidelines*.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.
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*.

Review

Criterion Met with Waivers and Conditions: With the proposed Waivers and conditions of approval, the application is able to meet the Code, Guidelines, and adopted plans.

Not Applicable: There is no PDP or FDP for this site.

Criterion Met with Waivers and Conditions: The Waivers, along with the recommended conditions, will ensure that the request is consistent with the established record.

Criterion Met: Single family residential is a permitted use within the zone district.

Criterion Met with Conditions: The use of drop siding best meets the Guidelines intent; the use of a narrower reveal for lap siding may be an acceptable alternative if this is not available.

Criterion Met: This criterion has been met; the applicant has incorporated the Board's and staff's recommendations.

Criterion Met: The re-siting of the building conforms to the Code and Guidelines.

Not Applicable: These elements are not required for a single family residential project.

7. Recommendations

Planning recommends **Approval** of the **Demolition/Landmark** request.

Planning recommends **Approval** of the **roof pitch Waivers** to allow 3:12, 4:12, and flat roofs.

Planning recommends **Disapproval** of the **SmartSide siding Waiver** (see MPR condition).

Planning recommends **Approval** of the **Waiver for SmartSide trim**.

Planning recommends **Approval** of the MPR with conditions:

- 1) The applicant shall diligently explore the preservation and repair of the original drop siding. If this is not feasible, then replica drop siding is permitted. If replica siding is not available (no other circumstances shall apply, such as cost or desire), with adequate evidence supplied by the applicant and confirmed by staff, an approximately 4-inch reveal of SmartSide horizontal lap siding is permitted without an additional Waiver. This will be determined prior to building permit.
- 2) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.