



PLANNING REPORT

Architectural Review Board

Wednesday, May 29, 2024

27 N. RIVERVIEW STREET MPR 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	This is a request approval of a Demolition of a Landmark building, an MPR and Waivers. Variances may be approved by the Board of Zoning Appeals (BZA).
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) review and approval of Variances by the BZA, 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

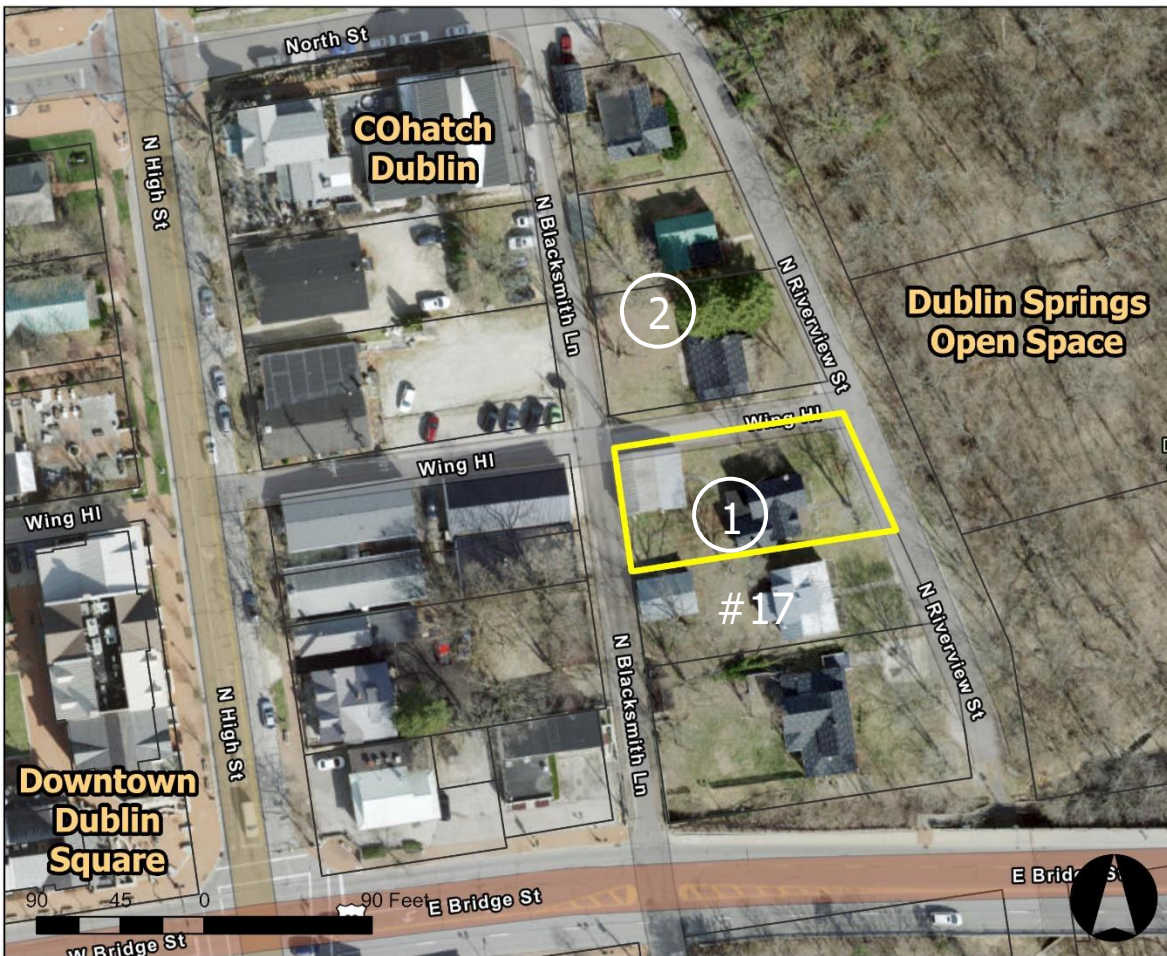
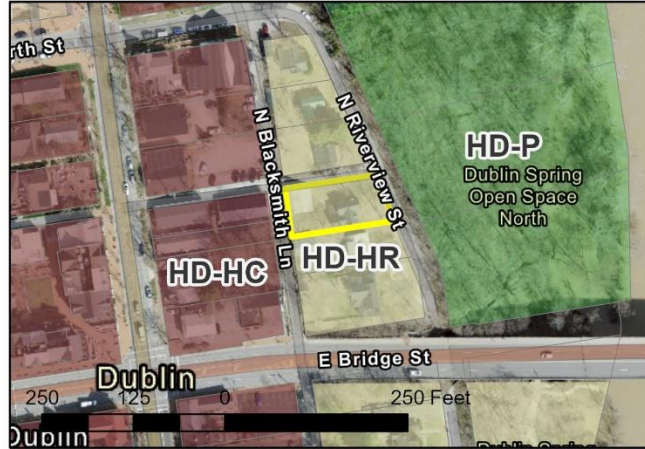
Site Location Map

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 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.

27 N. Riverview Street 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 and chimney are made with red brick, with black and tan inclusions. 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 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.

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 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.

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; this will be evaluated 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 is requesting two Waivers and Variances, discussed below, in addition to Waivers for roof pitches and materials.

At the March ARB meeting, the Board tabled the request until the BZA provided a determination on required Variances and the applicant provided complete MPR and Demolition information. Prior to resubmittal for formal MPR approval, the following was recommended (status updates are in italics):

- 1) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the site using the criteria in the Historic District Code. *This hearing is scheduled for May 30, 2024. ARB Waivers are requested herein.*
- 2) Adjust the rear building setback to meet the five-foot distance between the highway easement and the building. *Completed*
- 3) Reduce the number of driveways to one and maintain compliance with the maximum driveway width, per Code. *Completed*
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly. *The driveway has been moved slightly to the south, but not combined. See the Access discussion.*
- 5) Modify the architectural design to better address the Code requirements and *Historic Design Guidelines* as described herein. *Largely addressed*
- 6) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code. *Completed*
- 7) Provide a detailed plan for moving the house to ensure that the Landmark structure is not damaged. *Not provided*
- 8) Provide a contingency plan for moving the house, should bedrock be found on the site, including an explanation about how the basement window retaining walls, positive drainage, and final elevation of the floor plate will be addressed. *The contingency plan is not provided; the remaining information has been provided.*

3. Project

The applicant is proposing significant additions to the house, demolition of the outbuilding, Waivers for materials, and Variances to the building footprint and rear setback. The building footprint Variance, to be heard by BZA, is below the total square footage threshold established by the ARB in March. The applicant also requests ARB Waivers for building footprint and rear setback.

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. The applicant has not requested Waivers for building footprint or rear yard setback; however, based on the BZA applications, he is wishing that the ARB grant these. Staff has added in these requests.

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	3,289 SF (35.8%) No Waiver Req'd
<i>Building Footprint</i>	2,292 SF	2,754 SF* Waiver Requested	2,757 SF* Variance Req'd
<i>Rear Setback</i>	26.97'	21.57' Waiver Requested	20' Variance Req'd

**Board established maximum building footprint of 2,757 in March 2024.*

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. Its location is within the highway easement along 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 generally better addresses both the Code and the Guidelines. Two additions (north and east elevations) on the historic house match the height and form exactly, contrary to Code Section 153,173(E)(2)(c) and Guidelines Section 4.12C, which remains a concern. The applicant notes that they tried various techniques, such as a vertical trim board, changes in siding, and slight changes in roof pitch and/or location, but none were satisfactory. Their approach is to make these additions blend into the original house as best as possible. The same situation was a significant point of discussion for the recent 40 E. Bridge Informal proposal.

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. The garage façade on N. Blacksmith Lane now contains a double garage and single driveway.

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. The existing chimney has corbeling at the top and

mid-way. 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.

The applicant has confirmed that the original front porch details will be preserved. The corbeled details are shown on the reconstructed chimney on the north elevation, and are repeated on the new chimney on the same side.

The original front door opening facing east will be maintained, but the front door is requested to be replaced. Code, Guidelines, and Alternative Materials support the preservation of these details, so a condition of approval is recommended that this door and transom be preserved. New large windows will look out onto the south-facing porch. On the north façade, window locations are now 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 a Weathered Slate color from GAF Slateline that is meant to mimic slate. Atas standing seam metal roof, in black, is shown on the shed portions.

The applicant proposes to use Glen-Gery Cushwa 1-HB thin brick for the foundation, which includes black bricks within the mix. This material is permitted in Code Section 153.174(J)(1)(a); however, it was only permitted on 94 Franklin Street where not highly visible from the street. In this application there are three close street frontages. The material will be used to reconstruct the original chimney as well. The Board is requested to comment.

The historic siding and trim are proposed to be replaced with LP SmartSide in a brushed smooth finish, which require Waivers. The siding is shown as a 6-inch reveal; however, the applicant

has agreed to an approximately 4-inch reveal to better match the historic siding. Staff remains concerned about this approach, where rehabilitation of historic materials is anticipated in the Code, Guidelines, and Alternative Materials. The existing drop siding provides a unique appearance and detail to the building. Staff has urged the applicant to (in order of priority) repair the original siding or replace with the same profile, using a modern paint option to minimize weathering. Please refer to the related condition of approval. Replacement of trim with this material is acceptable. Siding is proposed to be painted Sealskin, SW 7675, and trim Muslin, SW 6133.

The applicant is proposing Marvin Ultimate aluminum-clad windows finished in Sierra White. These windows have been successfully used in the district. The main window in the front-facing gable appears to be original, with an offset muntin; this window format should be preserved even if the window is replaced, as was required for 32 S. High Street; per a recommended condition of approval. The Pre-approved Paint Document states that this era of house should have the darkest color on the windows; the applicant has flipped the color scheme, with the darker color on the siding. The Board has the authority to approve a different paint scheme.

Man door designs and details have not yet been chosen, although the applicant notes that the door will be similar to the one shown on the elevation. The new front door will be painted Refuge, SW6228; staff notes that ideally this would be preserved. A recommended condition of approval addresses this.

Addition

On the addition, the same standing seam roof is proposed as on the shed roofs. The siding is shown as LP SmartSide in a brushed smooth finish, requiring a Waiver. The reveal is shown at 6 inches; 4 is preferred for a more authentic appearance. Again, the use of the drop siding on the continuous additions could be a better choice to match the goals of the district and approval criteria. Other body material includes Craft Orchard Limestone veneer in Timberwolf random pattern for the stone cladding. This material goes all the way to the ground, without benefit of a water table, which staff suggested. It does have a close appearance to native stone used in historic local construction.

The accent siding is proposed to be tongue-and-groove vertical boards in Thermally Modified Ash, stained Ashwood. Website research indicates that this product is heated and steamed to make it more water and insect resistant. The tongue-and-groove form does not meet Guidelines Section 4.3, where traditional forms are anticipated. Further, stained wood is not a historic finish; paint is expected as noted Guidelines Section 4.6 and in the Pre-approved Paint Document. Based on the minimal amount of this material used, and especially if the original siding is retained on the historic portion of the project, staff can support it.

Window trim is proposed in LP SmartSide in a brushed smooth finish, which requires a Waiver, which is supported. It will be painted Sealskin, SW 7675.

Windows on the addition are proposed as the same Marvin Ultimate finished in Bronze. Man doors are not specified, and a condition of approval is recommended for this information. The garage door is to be a bi-fold door from Tungsten Royce, made of the same Thermally Modified

Ash in Ashwood color. These doors will swing into the driveway, effectively reducing its length. The applicant states that this is a personal choice.

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 is proposed to be the same thin brick as the foundation. The south-facing porch will be covered in Aegean Pearl Pavers from MSI.

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) outlines the requirements for demolition of Landmark structures within the Historic District. 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 some further 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. Further provided is a fiscal analysis that indicates restoration and conversion of the structure to a livable carriage house would cost approximately \$400,000, whereas the return on that investment would be approximately \$200,000 - \$250,000. They also cite the loss of space on the property, if the outbuilding were to remain, along with the difficulty of it being located within the highway easement.

While staff supports the preservation of outbuildings for their character in the District, this particular outbuilding is in the way of future needed pedestrian and vehicular improvements for the neighborhood. Therefore, staff supports the request for demolition, as detailed in the Project Review section below.

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. The second driveway has been removed; however, the garage doors will swing into the driveway as previously noted. Staff also requested that the driveway be moved farther south; the applicant has elected not to. It is important to the City to preserve the opportunity for parking along N. Blacksmith Lane, and the current location minimizes parking opportunities within the easement.

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.

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| <p>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.</p> | <p>Not Applicable: This property was purchased after the City’s auction in late 2023.</p> |
| <p>c) Feasibility of alternative uses for the property that could earn a reasonable economic return.</p> | <p>Criterion Not Met: Information was provided only on a 2-story living space plus garage, the most expensive alternative.</p> |
| <p>d) Evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.</p> | <p>Criterion Met: The condition of the outbuilding is not the responsibility of this new owner.</p> |
| <p>e) Evidence of knowledge of landmark designation or potential designation at time of acquisition.</p> | <p>Criterion Met: The auction documents clearly indicated that the outbuilding is a Landmark structure.</p> |
| <p>f) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.</p> | <p>Criterion Met: No known funding exists for residential projects.</p> |

Waiver Review

Code Table 153.173A: Building footprint in the Historic Residential district is a maximum of 25 percent of the lot area.

Request: Increase of building footprint by 20 percent to 2,754 SF

Criteria

Review

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| <p>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.</p> | <p>Criterion Not Met: The owner bought the property with the Historic Residential zone requirements in place, along with the highways easements.</p> |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p> | <p>Criterion Met: If approved, the Waiver will not negatively impact the surrounding area or district. The Board previously stated that they supported a footprint of 2,754 SF. The additional three square feet will be requested from BZA.</p> |

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.
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.

Criterion Met: The Waiver request meets direction provided by the Board at previous meetings pertaining to this site.

Not Applicable: The request will likely increase development cost, based on square footage.

Not Applicable: The requested Waiver does not affect design, material, or development feature quality.

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

Criterion Met: The proposed use of the house will not change as a result of the Waiver.

Criterion Met: The request is for 20%.

Not Applicable: The property will remain Landmark

Waiver Review

Code Table 153.173B: Rear yard setbacks in the Historic Residential zone is 20 percent of the lot depth, not to exceed 50 feet.

Request: Rear yard reduction of 20 percent to 21.57 feet.

Criteria

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.

Review

Criterion Met: The houses are set far back from their front property line, making less room for additions to the rear of the historic house, as expected per Code and Guidelines. The highway easements sit

within the existing front and required rear setbacks.

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

Criterion Met: If approved, the Waiver request will help preserve the context of N. Riverview Street, which is the front façade.

Criterion Met: If approved, the Waiver request will not negatively impact the context of N. Riverview Street, which is the front façade.

Not Applicable: The request will likely increase cost, based on square footage.

Not Applicable: The request will not affect design, material, or feature quality.

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

Criterion Met: The proposed use of the house will not change as a result of the Waiver.

Criterion Met: This request is for 20%.

Not Applicable: The property will remain Landmark

Waiver Review	
<p>Code Section 153,173(E)(2)(c): Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board.</p> <p>Request: Roof pitches of 4:12 on the historic house, 3:12 on the garage shed roofs, and flat on the south-facing porch.</p>	
Criteria	Review
<p>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.</p>	<p>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.</p>
<p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p>	<p>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.</p>
<p>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 policies, and all applicable requirements in §§153.170 through 153.178.</p>	<p>Criterion Met: Because of the positive affect on massing and scale, the spirit and intent of the Guidelines are met.</p>
<p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p>	<p>Criterion Met: The request is not based on cost or convenience.</p>
<p>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.</p>	<p>Criterion Met: The use of lower pitch roofs allows the addition to blend in well with the existing house and the surrounding neighborhood, thus maintaining high quality.</p>
<p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p>	<p>Criterion Met: The request is best addressed through the Waiver process.</p>
<p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p>	<p>Criterion Met: The use will not change with respect to this Waiver.</p>

- 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.

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

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.
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 policies, and all applicable requirements in §§153.170 through 153.178.	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 document are specific that replacement is the least-supported approach.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criterion Not Met: The owner notes that bevel siding is more expensive than the requested material, and they do not have the budget for it.
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 Not Met: The siding does not meet the design or features of the original, so quality would be diminished.

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| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p> | <p>Criterion Met: The Waiver request is more appropriate than a Code change.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Not Applicable: The use would not change as a result of this Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Not Applicable: This is not a dimensional or numeric request.</p> |
| <p>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.</p> | <p>Not Applicable: The building will remain a Landmark structure.</p> |

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

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| <p>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.</p> | <p>Not Applicable: The request does not pertain to site conditions.</p> |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p> | <p>Criterion Met: The use of this material would remove the character of the original drop siding from the historic structure, although the replication of historic window detailing allows support of the approach.</p> |
| <p>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 policies, and all applicable requirements in §§153.170 through 153.178.</p> | <p>Criterion Met: The use of this material, cut to match original details, is acceptable.</p> |
| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criterion Met: No information has been provided on the reasons for the request.</p> |

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| <p>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.</p> | <p>Criterion Met: The Waiver request does help ensure that maintenance is minimized, therefore allowing a higher-quality appearance within the district.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p> | <p>Criterion Met: The Waiver request is more appropriate than a Code change.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Not Applicable: The use will not change as a result of the Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Not Applicable: The request is not numeric in nature.</p> |
| <p>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.</p> | <p>Not Applicable: The request does not involve building status.</p> |

Minor Project Review

Criteria	Review
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| <p>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.</p> | <p>Criterion Met with Waivers and Conditions: With the proposed Waivers and conditions of approval, the application would be able to meet the Code, Guidelines, and adopted plans.</p> |
| <p>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.</p> | <p>Not Applicable: There is no PDP or FDP for this site.</p> |
| <p>3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.</p> | <p>Criterion Met with Waivers and Conditions: The Waivers, along with the recommended conditions, will ensure that the request is consistent with the established record.</p> |

4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.
Criterion Met: Single family residential is a permitted use within the zone district.
5. The proposed development is consistent with the *Historic Design Guidelines*.
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.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.
Criterion Met with Conditions: This criterion can be met with the recommended conditions of approval, as previously noted.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.
Criterion Met: The re-siting of the building conforms to the Code and 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*.
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 **building footprint Waiver** for a 20 percent increase.

Planning recommends **Approval** of the **rear yard setback Waiver** to 23.04 feet.

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

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

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

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

- 1) Should the Variance requests not be approved by BZA, the applicant shall adjust the proposal to meet Waiver criteria and present the changes to the ARB for approval.
- 2) The applicant shall diligently explore the preservation and repair of the original drop siding and using drop siding on the additions to the historic house. If this is not feasible, then replica drop siding may be 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.
- 3) The original east-facing front door, transom window, and trim shall be preserved.
- 4) The offset muntin in the main window on the east elevation shall be replicated in the new window.
- 5) Other man door specifications shall be provided to staff for approval prior to building permit.
- 6) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.