

**Parcel** 273-000107      **Address** 17 N Riverview St      **OHI** FRA-8833-1

|   |   |   |
|---|---|---|
| <b>Year Built:</b> 1927   | <b>Map No:</b> 116  | <b>Photo No:</b> 1722-1725 (7/9/16)     |
| <b>Theme:</b> Domestic  | <b>Historic Use:</b> Single family house  | <b>Present Use:</b> Single family house |
| <b>Style:</b> Craftsman   | <b>Foundation:</b> Concrete block   | <b>Wall Type:</b> Frame                 |
| <b>Roof Type:</b> Side gable/standing seam metal                    | <b>Exterior Wall:</b> Wood shingle  | <b>Symmetry:</b> No                     |
| <b>Stories:</b> 1.5   | <b>Front Bays:</b> 3  | <b>Side Bays:</b> 2                     |
| <b>Porch:</b> Shed roof extending across façade, partially enclosed | <b>Chimney:</b> 1, Exterior, off ridge near northeast corner of north elevation | <b>Windows:</b> 3-over-1 Wood sashes    |

**Description:** This one-and-one-half-story Craftsman-style house has a rectilinear footprint, resting on a concrete block foundation. The side-gable roof is sheathed in standing seam metal, and pierced by a shed dormer on the façade slope. A shed roof porch spans the width of the façade. The southern third of the porch is enclosed, and the northern two-thirds is open, with battered posts supporting the roof. The front door is centered on the façade within the porch. Windows are three-over-one wood sashes flanked by fixed shutters. West of the house is a detached garage with a gable roof, wood-siding, and hinged doors over the vehicular bays.

**Setting:** The building is located on the west side of Riverview St in the old village core of Dublin. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

**Condition:** Good

|                             |   |          |   |              |   |            |   |
|-----------------------------|---|----------|---|--------------|---|------------|---|
| <b>Integrity:</b> Location: | Y | Design:  | Y | Setting:     | Y | Materials: | Y |
| Workmanship:                | Y | Feeling: | Y | Association: | Y |            |   |

**Integrity Notes:** The building has excellent integrity.

**Historical Significance:** The building is within the boundaries of the City of Dublin’s local Historic Dublin district. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

|                           |   |  |
|---------------------------|---|--|
| <b>District:</b> Yes      | Local Historic Dublin district                                      | <b>Contributing Status:</b> Recommended contributing |
| <b>National Register:</b> | Recommended Dublin High Street Historic District, boundary increase | <b>Property Name:</b> N/A                            |



17 N Riverview St, looking southwest



17 N Riverview St, garage, looking northeast

# OHIO HISTORIC INVENTORY



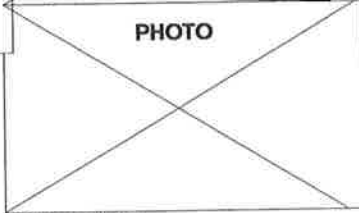
OHIO HISTORIC PRESERVATION OFFICE  
567 East Hudson St.  
Columbus, Ohio 43211-1030  
614/297-2470-fax 614-297-2496



OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

|  |  |                      |  |   |  |  |  |
|--|--|----------------------|--|---|--|--|--|
| 1.No.<br>FRA-8833-1  |  | 2.County<br>FRANKLIN |  | 4.Present Name(s)   |  | <input type="checkbox"/> CODED<br><input type="checkbox"/> CODED   |  |
| 3.Location of Negatives<br>CITY OF DUBLIN  |  |                      |  | 5.Historic or Other Name(s)   |  |  |  |
| Roll No.<br>2  |  | Picture No.(s)<br>32 |  |   |  |  |  |
| 6.Specific Address or Location<br>17 N. RIVERVIEW  |  |                      |  | 16. Thematic Association(s)   |  | 28. No. of Stories<br>1.5  |  |
| 6a. Lot, Section or VMD Number   |  |                      |  | 17. Date(s) or Period<br>C. 1910  |  | 29. Basement?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 7.City or Village If Rural, Township & Vicinity<br>DUBLIN  |  |                      |  | 18. Style or Design<br><input type="checkbox"/> High Style<br><input type="checkbox"/> Elements |  | 30. Foundation Material<br>ROCK FACED BLOCK  |  |
| 8. Site Plan with North Arrow<br>  |  |                      |  | 18a. Style of Addition or Element(s)  |  | 31. Wall Construction<br>FRAME   |  |
| 9. U.T.M. Reference<br>Quadrangle Name<br>NW COLUMBUS<br>17 319900 4440830<br>Zone Easting Northing  |  |                      |  | 19. Architect or Engineer   |  | 32. Roof Type & Material<br>GABLE/ST. SEAM METL  |  |
| 10.<br><input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object  |  |                      |  | 19a. Design Sources   |  | 33. No. of Bays<br>Front 3 Side 2  |  |
| 11. On National Register? No   |  |                      |  | 20. Contractor or Builder   |  | 34. Exterior Wall Material(s)<br>PAINTED WOOD SH.  |  |
| 12. N.R. Potential?  |  |                      |  | 21. Building Type or Plan<br>BUNGALOW   |  | 35. Plan Shape<br>RECT.  |  |
| 13. Part of Estab. Hist. Dist? Yes   |  |                      |  | 22. Original Use, if apparent<br>RESIDENCE  |  | 36. Changes<br><input type="checkbox"/> Addition<br><input checked="" type="checkbox"/> Altered (Explain In #42)<br><input type="checkbox"/> Moved                     |  |
| 14. District Potential?  |  |                      |  | 23. Present Use<br>RESIDENCE  |  | 37. Window Types<br><input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2<br><input checked="" type="checkbox"/> Other |  |
| 15. Name of Established District (N.R. or Local)<br>DUBLIN H.D. (local)  |  |                      |  | 24. Ownership<br><input type="checkbox"/> Public <input checked="" type="checkbox"/> Private    |  | 38. Building Dimensions<br>45 X 30   |  |
|  |  |                      |  | 25. Owner's Name & Address, if known  |  | 39. Endangered? No<br>By What?   |  |
|  |  |                      |  | 26. Property Acreage  |  | 40. Chimney Placement<br>CENTER/ON RIDGE   |  |
|  |  |                      |  | 27. Other Surveys in Which Included   |  | 41. Distance from and Frontage on Road<br>35/65  |  |
| 42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)<br>This early 20th century bungalow features a wood shingle exterior, three-over-one and one-over-one windows, a central entrance and large integrated front porch. |  |                      |  |   |  |  <p>PHOTO</p>   |  |
| 43. History and Significance (Continue on reverse if necessary)<br>This is a very well-preserved early 20th century residence in the historic area of old Dublin.  |  |                      |  |   |  |   |  |
| 44. Description of Environment and Outbuildings (See #52)<br>Located on a landscaped lot with a garage with vertical siding at the rear.   |  |                      |  |   |  | 46. Prepared by<br>NANCY RECCHIE   |  |
| 45. Sources of Information<br>observation  |  |                      |  |   |  | 47. Organization<br>BDR&C  |  |
|  |  |                      |  |   |  | 48. Date Recorded in Field<br>3/03   |  |
|  |  |                      |  |   |  | 49. Revised by   |  |
|  |  |                      |  |   |  | 50. Date Revised   |  |
|  |  |                      |  |   |  | 50b. Reviewed by   |  |

FRA-8833-1

FRANKLIN

17 N. RIVERVIEW



# RECORD OF ACTION

## Architectural Review Board

Wednesday, March 27, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**5. 17 N. Riverview Street  
24-029ARB-MPR**

**Minor Project Review**

Proposal: Minor Project review for additions to a residence in the Historic District on a 0.18-acre site zoned HD-HR, Historic Residential District.

Location: Southeast of the intersection of Wing Hill Lane and N. Riverview Street.

Request: Request approval of a MPR. Variances are subject to approval by the Board of Zoning Appeals (BZA).

Applicant: Andrew Sarrouf, Haffar Group, LLC  
Rich Taylor, AIA, Richard Taylor Architects, LLC

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/24-029

**MOTION:** Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Significantly revise the architectural design to address the Code requirements and Historic Design Guidelines goals as described herein.
- 2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code.
- 3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.


**VOTE:** 4-0

**RESULT:** Tabling of the Minor Project Review was approved.

**RECORDED VOTES:**

|                |        |
|----------------|--------|
| Gary Alexander | Yes    |
| Sean Cotter    | Absent |
| Martha Cooper  | Yes    |
| Michael Jewell | Yes    |
| Hilary Damaser | Yes    |

**STAFF CERTIFICATION**

DocuSigned by:  
  
 897205342A8480  
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner



~~Mr. Alexander inquired if the applicant requested additional clarification from the Board.  
Mr. Lai requested the Board's input on the potential cladding of the new building. They have used wood cladding on other projects within the District and could continue it here; however, they have considered the use of brick, which lends detailing opportunities.  
Board members indicated that they had no objection to the potential use of other natural materials.~~

~~Mr. Alexander inquired if the applicant had any objections to the recommended conditions.  
Mr. Lai indicated that they had no objection to the conditions.~~

~~Mr. Jewell moved, Ms. Damaser recommended City Council approval of the Concept Plan with the following conditions:~~

- ~~1) That access and parking details, including a Parking Plan and bike parking be provided at the PDP stage.~~
- ~~2) That site infrastructure details, floodplain mitigation impacts/plan, and tree survey be provided at the PDP stage.~~
- ~~3) That building and site design details, including, but not limited to colors, textures, roof screening and trash enclosures, be refined and presented at the PDP stage.~~
- ~~4) That the applicant address any new encroachment into the Wing Hill Lane right-of-way in coordination with staff.~~
- ~~5) That the applicant be authorized to undertake, in coordination with staff, selective removal/uncovering of building materials at the various structures in order to investigate the original materials or conditions.~~

~~Vote: Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes.  
[Motion carried 4-0.]~~

- **Case 24-029ARB-MPR - 17 N. Riverview Street, Minor Project Review**

Proposal for additions to a residence in the Historic District. The 0.18-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street.

### **Staff Presentation**

Ms. Holt stated that this site is located between N. Blacksmith Lane and N. Riverview Street, south of Wing Hill Lane within HD-HR, Historic Residential District and adjacent to the HD-Historic Core District and the HD-Public District. The house is a Craftsman-style Bungalow built in 1927. The 2017 Historic and Cultural Assessment (HCA) classifies it as a Landmark Building. There is a Landmark outbuilding located at the rear of the property with access to N. Blacksmith Lane, which the applicant proposes to demolish.

The Board provided non-binding, informal comments on this project at their January 24, 2024 meeting. The Board was generally supportive of the demolition but expressed concerns with the proposed amounts of the lot coverage waiver, building footprint variance, and rear-yard setback variance. The Board expressed concern that a canyon effect would be created along N. Blacksmith by the proposed three-car garage, but had no objections to the second story above the garage

Since the Informal Review hearing, the applicant has revised the plan. He does not seek a lot coverage variance. He seeks a building footprint variance for an amount less than previously anticipated, and the rear yard variance will be less due to the agreed-upon five-foot distance between the highway easement and the building. The applicant now proposes a two-car garage, but the elevations have changed significantly, removing much of the historic forms.

The applicant seeks the Board's review on the proposed scale, massing, and the proposed variances. He requests that the project be tabled tonight in order to pursue BZA approval of the variances at their April meeting. Subsequently, he would seek formal of the Minor Project Review (MPR) at ARB's May meeting. The applicant is intending to request BZA variances to the building footprint and rear setback standards that are over the 20 percent that may be authorized by ARB in Code Section 153.176(L)(5)(h). The applicant is required to gain approval from the BZA for those specific requests, per Section 153.176(O)(5); however, the project approval remains with the ARB.

The historic house is approximately 19 feet tall at mid-gable. The addition joins the historic house via a one-story, 12-foot, 2-inch hyphen that is inset +/-3 feet, 9 inches on the south side and +/-3 feet on the north side. The kitchen/dining portion of the addition remains at approximately one story tall. The garage and master bedroom portion increases to two stories, 20-feet, 10 inches at mid-gable, at the rear of the building and along N. Blacksmith Lane. The topography rises to the west, so the rear addition height is emphasized. With the MPR, all building height information is required.

Ms. Holt stated that the Code requires the City to preserve the ability to install public parking and/or public sidewalks along with other necessary improvements within the highway easement. Staff has determined that the building should be five feet back from the easement, which will allow the owner maneuverability and design flexibility but also ensure the easement is preserved to accommodate future improvements along Blacksmith Lane, including sidewalks. The rear setback will be revised accordingly for the BZA and MPR applications. Another option is to create a shared driveway with 27 N. Riverview; this will minimize the number of curb cuts along Blacksmith Lane, allowing a maximum number of parallel public parking spaces and uninterrupted sidewalk. City Code states that the City Engineer may require shared driveways, if it would improve traffic flow or safety. As staff works toward the design of N. Blacksmith Lane, this may be necessary to preserve parking options within the highway easement.

Ms. Holt reviewed the proposed massing and elevation details, noting that staff is concerned that the additions are not subordinate to the original structure, as required by Code. The height of the addition is greater than the 1.5-story original house, and the eaves on the original house are not reflected on the addition.

Ms. Holt stated that the MPR criteria are not met at this time, but additional work on the design is anticipated. Staff's recommendation is to table this application until the BZA provides a determination on the required variances and the applicant provides complete MPR and Demolition information. Prior to resubmittal for formal MPR approval, the following 5 steps are recommended:

- 1) Significantly revise the architectural design to address the Code requirements and Historic Design Guidelines goals as described herein.

- 2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code.
- 3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.

### **Board Questions for Staff**

Mr. Alexander inquired if the City Engineer would make a determination regarding the potential shared driveway before the designs of the 17 and 27 N. Riverside projects advance significantly. Ms. Holt responded that the City Engineer is aware, and a study has been conducted that indicates parallel parking along Blacksmith Lane would be possible, if the driveways are combined. The goal is to achieve additional parking for these residences and for Riverview Village.

### **Applicant Presentation**

Rich Taylor, architect, 48 S. High Street, Dublin stated that he had a very brief conversation with staff about a shared driveway months ago. In the meantime, they have had extensive discussions with Councilmember Krumb, Planning Director Rauch and Transportation Director Willis regarding having these proposed driveways pass through the easement. Their response was that the driveways would be acceptable as long as the faces of the garages are 5 feet back from the easement. Due to those discussions, he does not believe further discussion about a shared driveway is warranted. The only unresolved item is the driveway for the 27 N. Riverview Street house, which requires the Planning Director's approval. He is in discussion with Ms. Rauch about that, as she is authorized to approve it.

Mr. Taylor stated that an item was missing from the drawings they originally submitted. Although he re-submitted the drawings by the deadline of March 11, and they subsequently were uploaded to the meeting site on the City's website, they were not included in the presentation tonight. The revised 3D drawings reflect a different color scheme and building materials than were shown. He shared a printed copy of the most recent images with the ARB members.

Mr. Taylor stated that his comments tonight would apply to both the 17 and 27 N. Riverview projects. Since the last meeting, they have been working on the driveways and reached an agreement with the City. It will be necessary to eliminate 3.5 feet from both buildings to achieve the 5-foot compromise. That will change the massing and reduce the building footprint and lot coverage calculations. The design of the building additions are intentionally different in style for the purpose of highlighting the difference from the original structure. Mimicking the original building with a new addition can devalue the original structure. The massing was discussed at the January ARB meeting and this massing is similar, although the style is different. They have kept the original building intact, adding a low connector between the original building and the new, larger addition at the back. They have taken cues from the more modern aspects of the existing COhatch building. Consistent with ARB's guidance at the January meeting, they have reduced the addition on 17 N. Riverview from a proposed footprint of 40% excess square footage to 35.9% in excess. They have also reduced the lot coverage SF of 49.6% exceeding Code to 41.8% SF in excess. They seek the ARB's input on the overall project so they can have the site plan prepared for BZA consideration. ARB's comments on the requested variances will be needed for BZA's review. They have requested

that the Concept Plan be tabled to the May ARB meeting. They will have the Demolition request ready at that time, as well.

### **Public Comment**

There were no public comments.

### **Board Discussion**

Mr. Alexander stated that if the parcel had been rezoned, the coverage variance would not be an issue.

Mr. Taylor stated that City staff was not supportive of rezoning. They indicated the waiver/variance process would be more expeditious than a full rezoning.

Mr. Jewell inquired if the intent is to change the foundation on 27 N. Riverview and move that building, there would be a possibility to turn the driveway, as well.

Mr. Taylor stated that Planning staff was not supportive of that idea.

Mr. Alexander pointed out that the City Engineer's recommendation for a shared driveway would require a radical re-design. The garages would have to be rotated 90 degrees and moved back, although it potentially could reduce coverage.

Mr. Taylor stated that if the garages were facing each other, providing 30 ft. between garage doors for maneuvering ability plus the width of 2-car garages would take up a greater area than the two driveways that they have proposed.

Mr. Alexander noted that they would have to share pavement; however, he is not advocating for that, as it could impact the properties' value. He was attempting to identify a way to reduce the coverage.

Mr. Alexander noted that both projects have large covered patios in addition to front porches, Removing the roof from the patio would reduce the building footprint SF, bringing the footprint within reach of the possible 20% ARB waiver. He does not believe there is a hardship need associated with the building footprint variance; he does believe a hardship argument exists for the rear yard setback, because the houses are set back and the buildable area is reduced. The Board does not want to set a precedent of approving more than a 20% waiver.

Ms. Damaser expressed agreement. Other properties are not permitted to exceed Code. The intent is to maintain the character of small houses within this District. The three houses in the Riverview Village project are maintaining their original footprint, and that project is adjacent to this one.

Mr. Alexander requested that the chart of required/permitted SF for 17 N. Riverview Street be shown.

Ms. Holt displayed the following chart for 17 N. Riverview:

*Lot Coverage:* Code Permits - 3,811SF; 20% ARB Waiver – 4,572SF; Requested: 3,364SF.

*Building Footprint:* Code Permits – 2,117SF; 20% ARB Waiver – 2,540SF; Requested: 2,848SF.

*Rear Setback:* Code Permits – 39.75Ft.; 20% ARB Waiver – 31.8Ft.; Requested: 16Ft.

Mr. Alexander stated that the 17 N. Riverview lot is smaller than 27 N. Riverview Street. If the same square footage is needed for both houses, he would be supportive of BZA granting a variance for the smaller lot to enable the same square footage on it. He is also supportive of the rear setback variance.

Ms. Cooper inquired if he is suggesting a 20% building footprint waiver for 27 N. Riverview, and to permit the same square footage for 17 N. Riverview, which would be in excess of the 20% waiver permitted by ARB.

Mr. Alexander responded affirmatively. It would permit 17 N. Riverside to have a 2,757SF building footprint, which would require a total variance of 32.5%.

Ms. Cooper stated that she does not believe there is a need for equivalency between the two properties. She is concerned with the excessive mass of the addition proposed for 17 N. Riverview Street; it should be reduced in scale. A 20% waiver from ARB would then be sufficient, and there would be no need for a BZA variance.

Three of the four board members expressed support for a building footprint variance of 32.5% and the requested 16-foot rear setback variance.

Mr. Taylor clarified that because of the 5-foot agreement, the correct number would be 19.5 feet.

Ms. Cooper noted that they would be asking for a 12-foot variance instead of a 16-foot variance. The existing outbuilding is small. As proposed, it would be replaced with a very large mass.

Board members expressed support for the 19.5-ft. setback variance for both 17 and 27 N. Riverview Street.

Mr. Alexander directed the discussion to the building elevations.

Ms. Cooper stated that she is concerned with the proposed addition, as it will not be subordinate to the historic house. The proposed addition needs to be more cohesive, less disjointed. The garage height is excessive, towering over the house, and an irregular component is located south of the garage.

Mr. Alexander noted that it is important to consider the grade change, as well. Although the buildings appear tall, they are lower than the buildings on the other side of the alley.

Ms. Damaser stated that the three houses to the north are the original, traditional houses. Next to them, a massive structure is proposed. It is not cohesive with the adjacent homes.

Mr. Jewell stated that the original homes appear subordinate to the proposed additions.

Mr. Alexander stated that the connector has a low roof and makes a clear distinction between the original house and the addition. The roof on the addition is taller and the gable parallels the alley. He understands other members have expressed concern about the "canyon effect."

He noted that the intent is that the primary suite will be in the 2<sup>nd</sup> story. There is a need for adding square footage in these homes. Additionally, the architectural style is quite different.

Ms. Cooper stated that perhaps dormers could be used to bring down the height.

Mr. Alexander stated that he believes 27 N. Riverview is lower than 17 N. Riverview, as it has less square footage in the 2<sup>nd</sup> story.

Ms. Damaser noted that there are two bedrooms in the existing historic home and one bedroom in the new addition.

Discussion continued on the proposed building elevations and excessive mass.

Board members expressed consensus that the proposed addition does not appear sufficiently subordinate to the existing historic house. Additionally, the contemporary style exaggerates the volume, as it lacks details and interest.

Mr. Taylor stated that he has noted the Board's issues with the massing, scale and architectural detail. He requested confirmation that the Board was supportive of a 19.5 ft. rear setback variance and a 32.5% variance for the building footprint.

Board members indicated support.



Ms. Damaser moved, Mr. Jewell seconded a motion to table the Minor Project Review with the following recommendations:

- 1) Significantly revise the architectural design to address the Code requirements and Historic Design Guidelines goals as described herein.
- 2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code.
- 3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure.
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly.
- 5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code.

Vote: Ms. Cooper, yes; Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes.  
[Motion carried 4-0.]

• ~~Case 24-030ARB-MPR - 27 N. Riverview Street, Minor Project Review~~

~~A proposal for additions to a residence in the Historic District located on a 0.21-acre site zoned HD-HR, Historic Residential District, located southwest of the intersection of Wing Hill Lane and N. Riverview Street.~~

**Staff Report**

~~Ms. Holt stated that the site is located at the intersection of Wing Hill Lane and N. Riverview Street and is zoned HD-HR, Historic Residential District. 27 N. Riverview Street is a two-story gabled-ell house with original decorative porch posts, brackets and a spindle frieze. It is identified as a Landmark building in the Historic and Cultural Assessment (HCA) of 2017. There is also a Landmark outbuilding at the rear of the property, for which the applicant intends to submit a Demolition request. The applicant is seeking variances to the building footprint and rear setback standards that are over the 20 percent that may be authorized by the Board in Code Section 153.176(L)(5)(h). The lot coverage requirements are met. A building footprint variance of 32.6% is requested. Code permits 2,297 SF and 2,999 SF are proposed. ARB is permitted to approve a 20% waiver, which would be 2,757 SF. A rear setback variance of 16 feet is requested.~~

~~Ms. Holt stated that the addition is in the same plane as the original house. She displayed drawings of and described the proposed elevations. She noted the proposal is to move the house onto a new foundation. Staff has some concerns regarding the proposed relocation of the house: the structure's ability to withstand the movement; should the structure be raised, it would affect its relationship with the street; and if the site is comprised of bedrock, it would prevent moving the house. She displayed the view from N. Blacksmith Lane, noting the amount of visible roof compared to the historic house. As noted with the 17 N. Riverside property, multiple driveway cuts are not permitted. Therefore, the City Engineer is likely to request a shared driveway.~~

~~She summarized that most of the MPR criteria are not met at this point, and similar to the previous case, the applicant is requesting that the case be tabled in lieu of the BZA's decision on requested variances. Staff recommends the case be tabled with 8 recommendations (noted in the staff report).~~



# RECORD OF ACTION

## Architectural Review Board

Wednesday, January 24, 2024 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

- 1. **17 N. Riverview Street**  
**23-129ARB-INF** **Informal Review**
- 27 N. Riverview Street**  
**23-130ARB-INF** **Informal Review**

Proposal: Informal review and feedback for the remodel and construction of additions to two homes in the Historic District. 17 N. Riverview is on a 0.18-acre site and 27 N. Riverview is on a 0.21-acre site; both are zoned HD-HR, Historic Residential District.

Location: Southwest of the intersection of Wing Hill Lane and N. Riverview Street.

Request: This is a request for non-binding review and feedback for future development applications.

Applicants: Andrew Sarrouf, Haffar Group, LLC.

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us


Case Information: [www.dublinohiousa.gov/arb/23-129](http://www.dublinohiousa.gov/arb/23-129)  
[www.dublinohiousa.gov/arb/23-130](http://www.dublinohiousa.gov/arb/23-130)

**RESULT:** The Board provided non-binding feedback for proposed additions to these two landmark houses, demolition of two outbuildings, and associated Waivers and Variances. The Board was supportive of Waivers for lot coverage, rear setback, and building footprint but indicated they would need to see more to be comfortable with the Variance (>20% requests) approach. The Board noted that Code recently was adopted to address oversized houses within the district. The Board acknowledged that, while the proposed projects are located between the 16-22 N. High Street and Riverview Village proposals, they should be reduced in scale to be most appropriate. The Board was concerned with the "garage-scape" view along N. Blacksmith Lane and asked that the applicant address this.

**MEMBERS PRESENT:**

|                |        |
|----------------|--------|
| Gary Alexander | Yes    |
| Sean Cotter    | Absent |
| Martha Cooper  | Yes    |
| Michael Jewell | Yes    |
| Hilary Damaser | Yes    |

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Sarah Tresouthick Holt, AICP, ASLA, Senior Planner





# MEETING MINUTES

## Architectural Review Board

Wednesday, January 24, 2024

### CALL TO ORDER

Mr. Alexander, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the January 24, 2024 Architectural Review Board. He stated that the meeting could also be accessed at the City's website. Public comments on the cases are welcome from meeting attendees and from those viewing from the City's website.

### PLEDGE OF ALLEGIANCE

Mr. Alexander led the Pledge of Allegiance.

### ROLL CALL

Board members present: Martha Cooper, Hilary Damaser, Gary Alexander, Michael Jewell

Board members absent: Sean Cotter

Staff members present: Sarah Holt, Bassem Bitar, Javon Henderson

### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Jewell moved, Ms. Damaser seconded acceptance of the documents into the record and approval of the 12-13-23 ARB minutes.

Vote: Mr. Jewell, yes; Mr. Alexander, yes; Ms. Damaser, yes; Ms. Cooper, yes.

[Motion carried 3-0]

Mr. Alexander stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases. The Chair swore in staff and applicants who planned to address the Board on any of the cases on the agenda.

### CASE REVIEWS

- **Case 23-129ARB-INF – 17 N. Riverview Street, Informal Review**
- **Case 23-130ARB-INF – 27 N. Riverview Street, Informal Review**

A request for Informal Review and feedback for the remodel and construction of additions to two homes in the Historic District. 17 N. Riverview is on a 0.18-acre site and 27 N. Riverview is on a 0.21-acre site; both are zoned HD-HR, Historic Residential District. The properties are located southwest of the intersection of Wing Hill Lane and N. Riverview Street.

## Staff Presentation

Ms. Holt stated that both cases would be heard together because they are closely related. Should they progress to the Minor Project Review (MPR) stage, they would be heard separately. 17 N. Riverview Street has a +/- 7,930-square-foot lot, and 27 N. Riverview Street has a +/- 8,973-square-foot lot, both zoned HD-HR, Historic Residential District. The lots are between N. Riverview Street, Wing Hill Lane, and N. Blacksmith Lane. 17 N. Riverview Street has +/- 57 feet and 27 N. Riverview has +/- 80 feet of frontage on N. Riverview Street. Highway easements surround the exterior of the properties on the west, north, and east sides; these are for sidewalks and other public improvements without limitation. The properties were purchased at the City auction in September. That purchaser then sold the properties to a new owner, the applicant on these cases. The sites are located adjacent to the site of the anticipated COhatch Riverview Village project. 17 N. Riverview Street is a Craftsman-style bungalow built in 1927. According to the 2017 Historic and Cultural Assessment (HCA), it has excellent integrity, with a standing seam metal roof and detailing true to the original style and construction. It is identified as a contributing (landmark) building. There is an outbuilding located at the rear of the property, thought to be unoriginal to the site, with access to N. Blacksmith Lane. Outbuildings are not evaluated in the 2017 HCA, and are therefore non-contributing (background) buildings. 27 N. Riverview Street is a Gabled-ell house with Queen Anne detailing, built ca. 1890. Per the HCA, it has good integrity, somewhat diminished by replacement materials. The porch has turned posts, ornamental brackets and a spindle frieze. It is also identified as a landmark building. There is a large outbuilding at the rear, adjacent to N. Blacksmith Lane.

Ms. Holt stated that to accommodate the proposed development, the applicant is requesting approval to demolish the existing outbuildings. Code Section 153.176(J)(5)(b) applies to demolition requests, which need to be made separately but at the same time as the MPR. The Board is asked to comment on the proposed demolitions and the potential to recreate outbuilding character along the lane. The applicant also seeks inclusion of three-car garages for each site. Per Table 153.173C, the maximum number of parking spaces for a single-family dwelling is two, unless otherwise approved by the Board, per 153.173(F)(8). The goal in limiting the number of parking spaces is to minimize visual impacts from garage doors and pavement within the District.

Ms. Holt stated that the 27 N. Riverview Street structure is constructed parallel with N. Riverview Street. Because the building's southwest corner is close to the property line, the applicant proposes to move the building onto a new, modern foundation that would be parallel to the south property line. Each building on this portion of N. Riverview Street has a slightly different angle to stay parallel to the street curve. The current position of the structure is legal, non-conforming and may remain per Code, although any additions would have to meet current setbacks. Currently, the driveways as shown are non-compliant; that issue would need to be addressed with the MPR. The applicant is proposing significant additions, and subsequent waivers for each house "in keeping with and complementary to the lot coverages of the nearby properties with Historic Core zoning". It should be noted that the applicant considered rezoning but believed that the time involved with the rezoning process to be constraining. For 17 N. Riverview, waivers to lot coverage, maximum building footprint, and rear setbacks are requested; the building footprint and rear setback are above the 20 percent that the Board is authorized to approve. For 27 N. Riverview, waivers to lot coverage, building footprint, and rear setback are requested. The applicant is required to obtain approval first from the Board of Zoning Appeals (BZA) for those specific requests, per Section

153.176(O)(5), prior to submission of the MPRs to the ARB. She noted that a Code amendment adopted in 2021 addressed applications for overly large houses within the District and reviewed the proposed massing of the two applications.

The following 5 questions were provided to guide the Board's discussion:

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

### **Board Questions**

Mr. Alexander stated that the existing buildings are encroaching into the easement. He inquired if the City has any City work, such as utility work, planned in the area of the easement along the alley.

Ms. Holt responded affirmatively. The easement area must be reserved for improvements.

Mr. Alexander stated that a request for demolition of the existing buildings is anticipated. Potentially, demolition of these structures would need to occur because of the work the City will be doing in that easement.

Ms. Holt agreed that was a possibility.

Mr. Alexander stated that the existing driveways are noncompliant, which could need to be addressed with the MPRs. Is that noncompliance with the HD Design Guidelines or with the zoning provision?

Ms. Holt responded that they are noncompliant with Engineering's standards for residential properties.

### **Applicant Presentation**

Andrew Sarrouf, Haffar Group, LLC, 10329 Sawmill Road, Powell, stated that he is part owner of the 17 and 27 N. Riverview Street properties and is interested in collaborating with the Board on the design and restoration of these two houses. They believe that preserving the history in this neighborhood requires keeping those two properties as single-family homes and restoring them with beauty and character consistent with the surrounding environment.

Richard Taylor, AIA, Richard Taylor Architects, LLC, 48 S. High Street, Dublin, stated that there will be much work involved with these two projects, but they are hopeful of receiving positive feedback from the Board on the concept so they can proceed with more developed designs. This quadrant of the Historic District, the northeast corner of Bridge and High streets, has gone through more changes in the last few years than any other area of the District. All of these changes have redefined the quadrant into something that is not necessarily reflected in the current zoning classifications. The parcels in both quadrants north of Bridge Street are zoned Historic Core, except for the two small blocks along N. Riverview Street. When COhatch develops the northern two blocks, it will leave the 3 lots to the south as the only properties in the Historic District that remain zoned as

Historic Core. The residential use in the immediate area is part of mixed-use or multi-family projects, and more residential projects are planned. Not everyone wants to live in a multi-family project, and they are proposing to restore and expand these two landmark homes to offer another housing type not available on this side of Bridge Street. The restrictions of the Historic Residential zoning do not permit the proposed projects, however. Those regulations were written for areas of the Historic District where single-family lots are the norm, not the exception, as they are here. There are two ways to address those restrictions. They could rezone the properties to Historic Core, or they can keep the Historic Residential zoning and obtain several variances from the BZA and the ARB. They believe that rezoning the properties to Historic Core would open up the opportunity for future development of these properties by others. The waivers they anticipate requesting to lot coverage, building coverage and rear yard setbacks will keep the coverages compatible with the nearby properties. Both lots are impacted by highway easements. They also will be requesting demolition of both existing outbuildings at the rear of the properties. Because both outbuildings are located partially within the highway easements, they likely would need to be removed regardless of this project. Their goal with both houses is complete restoration (siding, trim, windows, roofs and new interiors). The original forms of the houses will be kept intact with additions added to the rear. The additions will be subordinate to the original homes. Most of the massing will be concentrated at the back of the property as far from the original homes as possible. The larger masses are designed to mimic outbuildings normally found in urban alleys. Blacksmith Lane is an alley. Alleys in urban areas are used for vehicular access. Their proposed garages will contribute to the existing and proposed streetscape, including having 3 garage doors, which is in keeping with the character of the alley. They also plan to make the west sides of the garages pedestrian-friendly. At this time, we do not know what will happen with Blacksmith Lane and Wing Hill, but it is anticipated that Blacksmith Lane will be widened. That widening will reduce the length of access between the garages and the alley. After the amenities such as a tree lawn and sidewalk are added, the driveways will be very short. There are design challenges with each house. On 17 N. Riverview, the ceiling heights are less than 8 feet, so the rooms are not usable as main living spaces. Instead, they will be using the first floor for secondary bedrooms and an office. The main living spaces with higher ceilings will be located at the rear of the house with the primary bedroom suite located over the garage. The design of the 27 N. Riverview Street home is a different situation. The home is in terrible condition with no usable foundation beneath it. The house will have to be lifted to construct a new foundation under it. In doing so, they propose to move the entire house further north on the lot, aligning it with the side property lines. The existing house sits at an awkward angle to the street out of alignment with the adjacent homes and is 1.2 inches from the south property line. The higher ceilings in this home, however, will allow them to use the first floor spaces for the primary bedroom suite, a dining room and a kitchen. Other living spaces will be constructed between the original house and the garage with some usable space over the garage. When completed, these two homes will be appropriate and desirable housing additions in the immediate area and in the Historic District as a whole.

### **Board Questions**

Ms. Cooper inquired what the existing foundation beneath 27 N. Riverview consists of and if their intent was to re-use any of those materials or entirely replace with new materials.

Mr. Taylor responded that there is nothing beneath the house. The siding of the house extends to the ground. The foundation has crumbled to dust; there is nothing there to repair. If the house remained where it is, it would be lifted up and a new foundation dug underneath. However, their intent is to dig a new foundation next to it, lift the house, and place it on the new foundation.

Ms. Cooper inquired if there is a cellar or crawlspace, and if there is, what the depth is. Mr. Taylor responded that there is an unusable crawlspace. The depth varies but at the most, it is a couple of feet.

Mr. Alexander inquired if any other uses for the structures were explored. Mr. Taylor responded that his client did not explore any other uses. Mr. Alexander noted that there were some earlier thoughts of others about the manner in which these sites could be developed that would not require the variances that will be requested with this proposal.

Ms. Damaser inquired the reason the property owner desires to have the 27 N. Riverview house realigned with the sideyard line rather than with the street. Mr. Taylor responded that as the aerial photograph shows, that house is angled more than the others. No house there is perfectly parallel to the sideyard lines, but this one is less so. Because the structure almost touches the property line, there are two issues. First, there is no room to add to the back of the existing structure; therefore, an addition would have to be at an odd angle to the rest of the house or disconnected. Second, anything built within 5 feet of the property line must be fire rated. Moving the structure north permits them to keep all construction 5 feet away from the property line.

Mr. Alexander stated that to be granted a variance, the property owner must identify hardship. They are requesting significant variances. What are the hardships that would justify a variance? Mr. Taylor responded that if he is referring to ARB, there is no hardship that would require it. The question is whether these properties will be developed to a level that meets the market expectation in that area. In the past, no one wanted to restore or renovate these tiny homes. The current property owner proposes to turn them into showcase homes that will fit this area. The 27 N. Riverview house has higher ceilings, so those spaces can be used differently than 17 N. Riverview, which has low ceilings.

Mr. Alexander stated that adding 3-car garages would increase the square footage of lot coverage. What is the reason 3-car garages are proposed? Mr. Taylor responded that if this were an area that was dominated by Historic Residential, as it is on the south side, they would not be proposing it. However, after COhatch rezones and all the other planned construction occurs, this will be a little pocket of residential surrounded by commercial. They believe a 3-car garage is necessary to make these homes attractive to buyers.

### **Public Comment**

Six written letters of support were received and provided to the Board in their meeting packet. No public comments were made during the meeting.

### **Board Discussion**

Mr. Jewell stated future improvements are anticipated with Blacksmith Lane, so it is likely the two outbuildings would need to be removed at that time, regardless. If the demolition criteria were met, he would be supportive.

Ms. Damaser stated that she likes the character of the existing buildings, but with what is occurring on the west side of Blacksmith Lane, she would be supportive of demolition, if the application meets the criteria.

Mr. Alexander requested board members' position regarding the 3 variances requested for 17 N. Riverview and 2 variances requested for 27 N. Riverview.

The Board expressed support for waivers to lot coverage, rear setback, and building footprint but indicated they would need to have more information regarding the design of the proposed project to be comfortable with any variance requests for greater than 20%. The Board expressed concerns with the canyon or wall-like effect that would be created by having the garages lined up along N. Blacksmith Lane and asked that the applicant address this. The Board did not have any objection to the proposed massing, including the second story above the garage. The Board noted that the Code states that additions should not look exactly like the structures to which they are attached. The Board had no objection to the proposed relocation of 27 N. Riverview on a new foundation with different alignment. The Board noted that the issue with recent projects is that they have not been addressing the historic fabric. Traditionally, there is a lot of open space on the lots in this district, and projects like this are not responsive to the historic spatial fabric. Recent information shared regarding the COhatch projects indicate that they are scaling back the projects and potentially, they will not be as massive as what is proposed here. We do not want the spatial character that exists on the COhatch lots to be blocked by what occurs here. The Board's concern about lot coverage includes a concern about preservation of space, character and historic fabric.

Mr. Taylor stated that COhatch is rezoning their parcels, so, if not now, they will be able to propose extension of the lot coverage later. Mr. Taylor stated that he was hopeful of receiving the ARB's support of a 20% waiver on the lot coverage, rear yard setback and building footprint and a positive recommendation for the BZA for the additional space needed.

Mr. Alexander stated that the Board would be able to provide support for more specific numbers after seeing the design and revisions to the projects prior to rendering a recommendation to the BZA.

## **COMMUNICATIONS**

Ms. Holt provided the following updates:

- Introduced Planning technician, Javon Henderson, who will be working on projects that will be heard by the Board and on the ArcGIS Urban/3D modeling initiative.
- Stated that printed copies of the 2024 Annual Report have been provided to the Board members tonight and electronically in their packets and will be posted at the website.
- Phase 2 of the ARB Code and Historic District Guidelines update has begun. Consultant Greg Dale is anticipated to provide an update to the Board at their March meeting.
- Board members should complete the mandatory cyber security training, which is due in 30 days.

Board members noted the following:

- A number of board members indicated that they have had difficulty receiving City emails; are unable to complete their Cornerstone training as not even the updated links work; and were unable to receive their packets electronically. It was necessary for them to access the



meeting material from the City's website. Staff indicated that they would reach out to IT for help.

- Mr. Jewell and Ms. Cooper will not be present at the February meeting, but the remaining members will constitute a quorum.

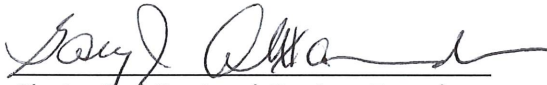
Mr. Alexander recommended that if conceptual reviews will be on the February meeting agenda, Mr. Jewell and Ms. Cooper could review the case material remotely and provide their input to fellow Board members.

Ms. Holt responded that there would be one concept plan and two cases that will require a vote.

- The next regular ARB meeting is scheduled for Wednesday, February 21, 2024.

## **ADJOURNMENT**

The meeting was adjourned at 7:54 p.m.



Chair, Architectural Review Board



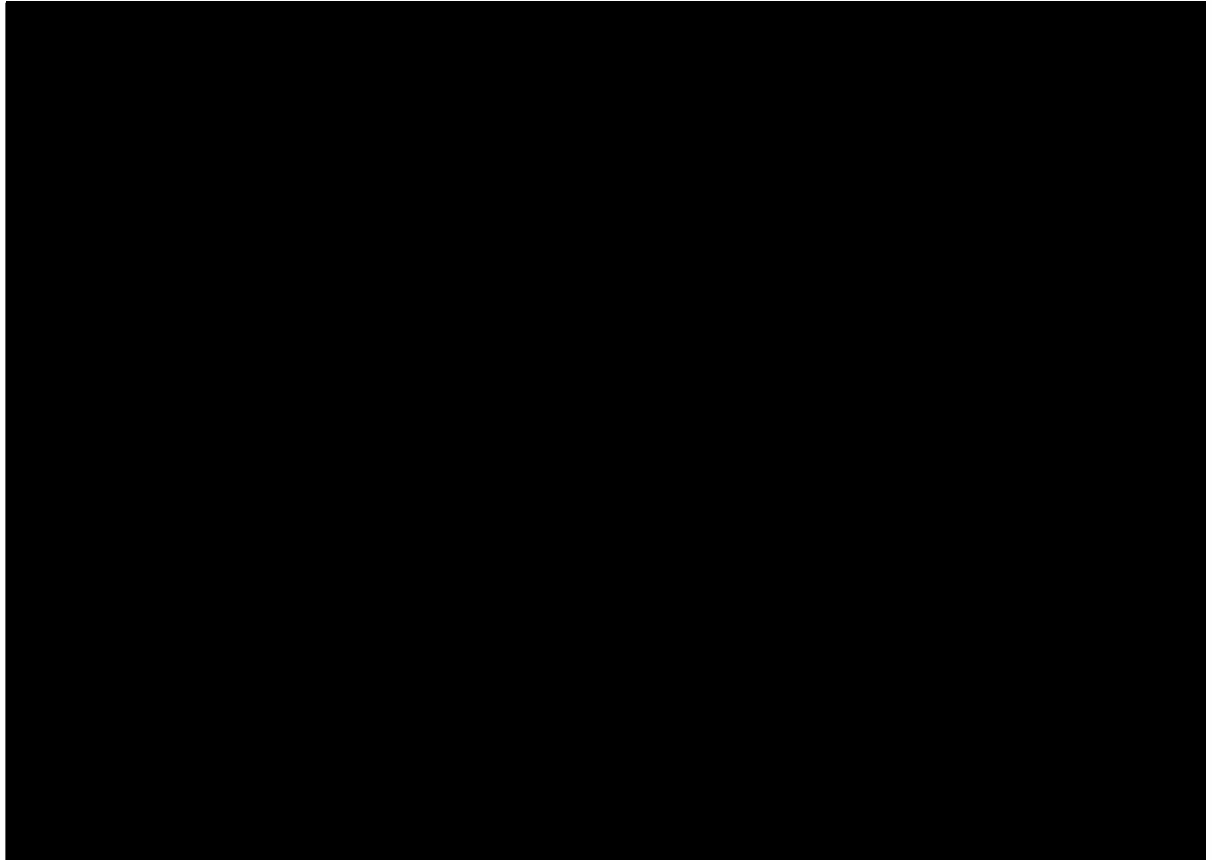
Assistant Clerk of Council

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- **N. Riverview Advisory Committee Recommendation**

Ms. Blake provided a brief overview of the properties and the Advisory Committee Members. She stated that the following were goals of the Request for Proposals (RFP):

- Preserve historic nature and mass of North Riverview Street;
- Rehabilitate/renovate/redevelop the Properties, which have fallen into disrepair, so they can contribute to the beauty of Historic Dublin;
- Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
- Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement;
- Demolition would require Architectural Review Board (ARB) approval;
- Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
- Preserve Dublin's signature historic stone walls on each applicable property; and
- Document historic details and cultural resources prior to any demolition or removal.

There were two proposals received. One RFP was received from Corinthian Fine Homes and one from Community Space Development, LLC dba COhatch ("CSD").

- Corinthian Fine Homes' proposal shows nine new single-family homes. They would also renovate and donate 62 N. Riverview Street property back to the City as a park structure or museum. North Riverview Street would be for pedestrian use only.
- Community Space Development LLC COhatch proposal creates "Riverview Village" as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. This would be a vibrant, walkable, one-of-a-kind destination that would be pedestrian only.

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Ms. Blake provided a rendering depicting three buildings that would be used for office/commercial in CSD's proposal on property designated as parkland in the Parks and Recreation Master Plan.

The Committee met and reviewed the proposals against the selection criteria. The Committee recommended to Council to select Community Space Development, LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process. Staff will update Council on the progress of any negotiations in furtherance of a potential Economic Development Agreement as needed. The Committee sought Council's feedback on the inclusion of a portion of designated parkland for office/commercial uses, potential subsidy of maker spaces for financial viability and the vision for the three southernmost properties.

There were no public comments.

Mr. Reiner asked about the return on investment regarding these proposals. Ms. Blake stated that the public improvements needed are not fully known at this point, so calculating the return on investment would be difficult. Mr. Keeler pointed out that the deal breaker is the office building on the parkland. If that is not allowed, the developer cannot make this proposal work. Mr. Keeler reiterated that this would be a destination for residents and visitors.

Mr. Reiner stated that the RFP goals could be accomplished by private people who buy and restore the homes. He stated this would return some money to the City. He suggested auctioning off the homes and still adhering to the RFP goals.

Vice Mayor De Rosa stated that there was a return on investment in the documents. She asked if someone could speak to that. Mr. Stiffler stated that he was not involved in the calculation.

Matt Davis, COhatch was present to speak about the project proposal. He stated that he was trying very hard to not tear down the historic structures. The office building would be COhatch's building expansion. He stated that he was trying to build a vibrant eco-system that would be walkable. The houses that were left could be restored. He stated the overall return on investment would be income tax not property tax.

Ms. Alutto asked about the revenue from leases. Mr. Davis responded affirmatively and then continued his explanation about how just restoring the homes would not bring vibrancy.

Ms. Alutto was in favor of continuing the discussion and considering the parkland use.

Ms. Amorose Groomes stated that it is important to have the conversation. She stated that steps have been taken to try to spur development, but it has not occurred. Are we going to just keep going with public/private partnerships or will we reach a point where these are self-sustaining?

Vice Mayor De Rosa stated that the village concept is very intriguing. She was asking about density and maintaining the village feel. Ms. Kramb stated that this is too preliminary. It has not even been vetted through ARB with massing and design standards.

Ms. Amorose Groomes stated she would be willing to entertain development on the east side.

Mayor Fox stated that this concept could be a central focus of a historic niche with maker spaces and restaurants. She is okay with continuing the discussion about using the parkland. It must be done thoughtfully.

Mayor Fox moved to approve the recommendations of the Advisory Committee and select Community Space Development LLC's proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process.

Ms. Alutto seconded.

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Vote on the motion: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.

