

PLANNING REPORT

Architectural Review Board

Wednesday, August 28, 2024

112 S. RIVERVIEW STREET 24-081MPR

<https://dublinohiousa.gov/arb/24-081>

Case Summary

Address	112 S. Riverview St, Dublin, OH 43017
Proposal	Proposal for modifications to a previously-approved home on a vacant lot in Historic Dublin.
Request	Review and approval of a Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Waivers</u> <u>Approval of MPR with Conditions</u>
Next Steps	Upon approval of the MPR from the Architectural Review Board (ARB), the applicant may file for Building Permits through Building Standards.
Applicant	Mandy Dyas, Epic Group Ohio
Case Manager	Rati Singh, Assoc. AIA, Planner I 614.410.4533 rsingh@dublin.oh.us

Community Planning and Development



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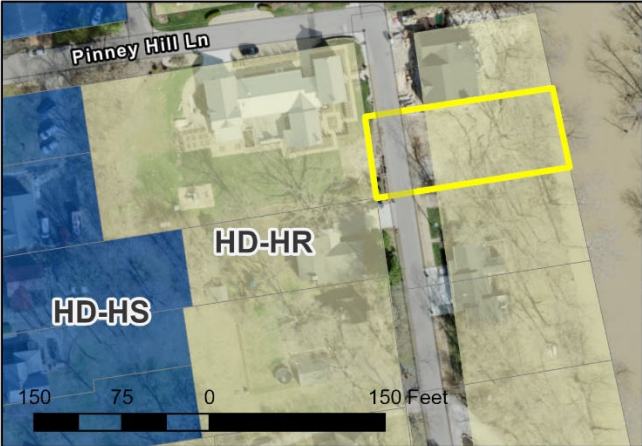
Sustainable | Connected | Resilient

Site Location Map

24-081MPR | 112 S. Riverview Street



- Site Features**
- 1 Proposed House
 - 2 Existing Flood Plain



1. Background

Site Summary

The 0.26-acre site is located approximately 100 feet southeast of the intersection of S. Riverview Street and Pinney Hill Lane, and is zoned HD-HR, Historic District – Historic Residential. The lot was created in 2021, when 110-112 S. Riverview Street was approved for demolition, and the 0.58-acre site was split into two lots. There is currently ongoing construction at the northern lot.

Site Characteristics

Natural Features

This site is located along the western bank of the Scioto River and experiences a significant change in grade from west to east, with floodplain on the eastern half of the lot. The western portion is the only developable area. The site has frontage along S. Riverview Street, with no sidewalks.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

Development History

July 2023

After multiple Board hearings, MPR for single-family residential home approved with conditions. The current request also addresses the conditions of approval. Listed below are the conditions of approval, and italics show the applicant's response:

- 1) The lot coverage shall be revised from 25.36% to 25% in order to meet Code, at building permit. Area calculations shall be provided to ensure that the data is correct. *Applicant has revised the design appropriately. The design changes are explained herein.*
Note that reference to lot coverage was in error: proper wording is building footprint at 25%. Current lot coverage is 27.87%, which meets the Code.
- 2) The elevations shall be revised to show correct height of windows sill, if applicable, at building permit. *Met; see herein*
- 3) The elevations shall be revised to show the north stone foundation to reflect the internal floor level, as indicated herein with the dashed red line, at building permit. *Met; see herein.*
- 4) The window muntins shall be revised to a simulated divided light with spacer bars, at building permit. *Met; see herein.*
- 5) The applicant shall work with staff to choose appropriate light fixtures for the rear of the house, prior to building permit, subject to staff approval. *Met; see herein*
- 6) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit. *Applicant will continue to work with Engineering, at building permit.*

June 2023

ARB expressed concerns, specifically with the elevations and the organization of windows, and recommended design changes to ensure that Guidelines were met. Board recommended uniform window sizes and roof gables and tabled the case.

January 2023 & October 2022

Two Informal Reviews, with concerns for conceptual character, massing, and scale.

May 2021

ARB approved demolition of a two-family home at 110-112 S. Riverview Street and approved MPR for new single-family home at 110 S. Riverview Street.

2. Zoning Code

Historic District – Historic Residential District

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

Historic Design Guidelines

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding new construction (Chapter 5). The Guidelines provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of, and complements, existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

Process

A MPR, Code Section 153.176 (I)(1), within the Historic District, is an efficient single-step process for smaller projects that do not have significant community effects.

Code Requirements

Site Layout, Setbacks, and Lot Coverage

The Historic Residential District allows properties along S. Riverview Street (east) to have a front yard setback of 0 feet from the right-of-way/property line. The minimum side yard setbacks are 3 feet on one side, with a minimum total of 12 feet for both side yard setbacks. The maximum permitted lot coverage in the HD-HR zoning district is 45 percent and the Code limits maximum building coverage to 25 percent.

Windows

Per Code Section 153.174 (D), the windows shall be wood, metal clad wood or vinyl clad wood. The windows shall have architecturally appropriate lintels and projecting sills, and windows shall have proportions with architecturally or historically appropriate window divisions. Per the *Historic Design Guidelines*, the patterns and placement of window and door openings should be proportional to the building façade and reflect the patterns of other buildings in the District.

Lighting

Code exempts single-family dwellings from lighting standards; however, light fixtures are reviewed for appropriateness of design and scale. Per the *Historic Design Guidelines*, lighting should enhance the site and building design in a manner that is sensitive to surrounding properties. The Guidelines recommend that light fixtures be scaled appropriately based on the

use and character of the surrounding building and should be simple in design with soft, warm lighting.

3. Project

The applicant is proposing changes to the previously approved MPR application and requesting the addition of a staircase from the basement level to provide access to the rear of the site.

Building Footprint

Per the MPR conditions of approval at the July 2023 ARB meeting, the applicant has satisfactorily revised the building footprint to 24.8%, through the following design changes:

- Reduced the depth of garage by 4'
- Reduced basement level and first floor level deck sizes

Scale Mass and Height

Front (West) Elevation

The applicant requests to change the previously-approved front door with sidelights to a single front door with transom light, Hardie board panels, and a light fixture on either side. The request is in line with the existing character within the Historic District, and staff supports the proposed change. The applicant is not proposing any additional changes to this façade.



Previously Approved Elevation



Proposed Elevation

Rear (East) Elevation

The applicant has reduced the width of the north and south decks to meet the building footprint requirement. Now, the applicant proposes window/door changes at all levels of the rear elevation. It is to be noted that the currently-approved uniform window openings and proportions were achieved after multiple Board hearings.



Previously Approved Elevation



Proposed Elevation

On the south decks on both floors, the applicant is now proposing five windows (highlighted in green), instead of the previously-approved door and window arrangement. Staff is supportive of the window arrangement on the first floor. Section 5.5(D)(C) of the *Historic Design Guidelines* recommends avoiding large surfaces of glass, and thus staff recommends retaining the previously-approved basement level elevation to maintain the anticipated balance between the materials. Per Section 5.6B of Guidelines, the window to wall ratio should be similar to other buildings in the district.

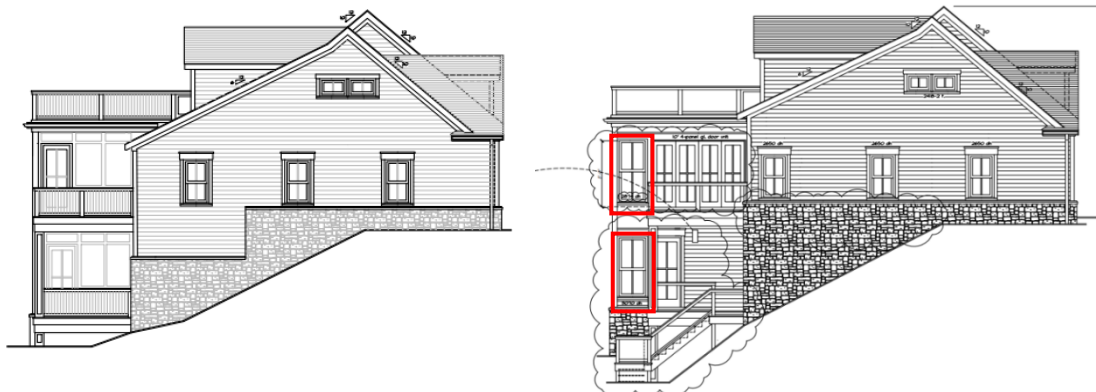
At the middle bay, the applicant has made internal changes to the layout and proposes removing two windows in the center (highlighted in blue), while leaving two wider windows with Hardie board panels in between. Staff recommends the previous window arrangement, which was purposely designed to look like a sunroom addition. A condition of approval addresses this. Should the Board opt to approve the newly-proposed window arrangement, then staff recommends that the top window proportions match those of the lower windows.

On the north deck, at the far right on the basement level, the proposal includes a mix of windows and doors instead of the previously-approved double doors to accommodate internal layout changes. The basement layout was not presented in the previous approval. The applicant also wants to change the door size to a wider one. The doors on the first and second floors (highlighted in red) were approved as the same size to ensure compliance with the Guidelines and minimize complexity. Staff recommends maintaining consistency in the opening sizes on the façade and suggests that the width of the doors be consistent. The proposed changes in door size are not due to any internal layout alterations. The Board had extensively discussed the window openings and made considerable efforts over four hearings to ensure that the Code and Guidelines were met before approving the application in July 2023, and thus staff is reluctant to support the proposed fenestration changes.

The applicant is now proposing a basement height of 12 feet instead of the previously-approved 11 feet, 1 inch. At the previous MPR approval, a Waiver was granted for the total rear height. The proposed basement height does not impact the overall height, as the applicant has used the existing grade change to accommodate the height. Staff is comfortable with this request.

Left Side (North) Elevation

To meet the condition of approval, the applicant has extended the stone foundation, as highlighted below. Additionally, the applicant is requesting to add a staircase from the basement level to provide access to the rear of the site, as shown on the elevation below. Staff is supportive of the staircase addition. The width of the stairs is unknown, and the applicant is required to provide the details at building permit via a recommendation condition of approval.



Previously Approved Elevation

Proposed Elevation

The applicant also proposes to modify the door/window details here. Instead of the previously-approved glass door on the first floor, 10-foot wide four-panel bi-parting sliders and a window are proposed. On the lower floor, the applicant proposes a window and a door instead of the previously-approved door. As proposed, the window openings highlighted in red are inconsistent in size. Staff recommends adhering to previous approval, to maintain balance and proportion. Should the Board opt to approve the newly-proposed window arrangement, then staff recommends that the top window proportions match those of the lower windows.

Right Side (South) Elevation

The applicant proposes increasing the deck depth from approximately 11 feet to 11 feet, 5 inches. The applicant also proposes removing the lower level window as shown below due to construction limitations, and staff is supportive of the request. Similar to the left elevation, instead of previously-approved doors and windows opening at the deck, the applicant now proposes 10-foot wide four-panel bi-parting sliders on both the floors. Staff is comfortable with these requests. Staff supports the bi-parting sliders in this location due to limited public visibility and the close match with the amount of windows on the approved elevation.



Previously Approved Elevation



Proposed Elevation

As with the left side, the Board previously expressed concerns with the window placements and opening sizes throughout the process, and the approved design ensured that the Code and the Guidelines were met. Staff does not recommend changing the proposed window sizes (in red) for continuity and compatibility. The window on the basement level near the deck is much wider than the previously-approved window, and all four highlighted windows vary in size. Furthermore, the previously-approved window size will not impact the internal layout or the usage of those spaces, and thus, staff does not recommend altering the previously-approved window sizes. This is included as a condition of approval.

Lighting

The applicant proposes using 8-inch by 18-inch Forestdale Outdoor Coach Lights with clear seeded glass, and a black frame, on either side of the front door and at four locations at the rear. Staff is supportive of the lantern design, finish, and appropriateness. For the garage door, the applicant is proposing to use two Allenbury Outdoor Wall Lights in textured black, which staff also supports.

Materials

The applicant is requesting to change the previously-approved Tamko Heritage asphalt shingles to CertainTeed Landmark Shingles in a Weathered Wood color. The requested change is the applicant's personal choice and is a permitted roof material. Staff is supportive of the request.

The applicant requests to change the double front door from ThermaTru double-front door to ThermaTru Classic Craft Fir-Grain Fiberglass Door with simulated divided lite glass, painted in SW 6990 Caviar. The Board has previously approved fiberglass doors in the district for Background buildings. Staff supports the necessary Waiver, included herein.

All the other three single doors on the rear façade and left façade are proposed to be ThermaTru Smooth-Star Shaker-style fiberglass single doors in SW7042 Shoji White color, which requires a Waiver. As reflected in the drawing, initially, the applicant was proposing to use different door styles and materials; however, the applicant has confirmed that all the proposed single doors are the same. These are high-quality doors, and the staff is supportive of the waiver; however, staff recommends changing the texture of the proposed doors from smooth style to Fir-Grain, which is included as a condition of approval.

All the sliding doors and the French door (center section, second floor) are proposed to be Sierra Pacific aluminum-clad wood doors with simulated divided light muntins. The Sierra Pacific Westchester double-hung, wood-clad windows will be SW7042 Shoji White. July 2023's condition of approval for simulated divided light muntins is met with this product, no Waivers are required, and a sample of the window will be at the hearing.

The proposed staircase will be TimberTech in a Sandy Birch color to match the previously-approved railing. A Waiver was approved for the use of the railing, and since this is an expansion of that approval, a Waiver is required for the staircase. Staff is supportive of the Waiver.

The proposed Hardie board panels on the front and rear elevations are to be in Shoji White color to match the approved trim color SW7042. As previously mentioned, staff is not supportive of the additional panel in the rear center.

4. Case Review

Waiver Review

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

Request: Use of fiberglass doors

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 Not Met: This is a personal selection of the applicant to reduce maintenance and increase longevity.

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

Criterion Met: The Board has previously approved fiberglass doors to avoid deferred maintenance and increase longevity. The proposed doors were used on other projects within the vicinity.

3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.

Criterion Met: The style of the doors is appropriate and meet the intent and spirit of the Code and Guidelines.

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

Criterion Not Met: The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.

5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Criterion Met: The product is high-quality, will avoid deferred maintenance, and increase longevity.

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

Criterion Met: The Code is appropriate, and provides the opportunity to seek such Waivers.

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

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

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

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

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

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

Waiver Review

Code Section: 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request : TimberTech staircase

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.
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.

Review

- Criterion Not Met:** This is a personal selection of the applicant.
- Criterion Met:** TimberTech is a composite material, which can look and feel like real wood. It will not impact the historic context and is proposed for use on the rear of the structure.
- Criterion Met:** The Waiver meets the spirit and intent of the Community Plan and Guidelines and has been previously-approved in the District
- Criterion Not Met:** The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.
- Criterion Met:** TimberTech appears to be a high-quality material. Deferred maintenance can be avoided with more durable materials, such as proposed.
- Criterion Met:** The Code is appropriate, and provides the opportunity to seek such Waivers.

7. The Waiver does not have the effect of authorizing any use that is not otherwise 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)(c) shall also apply.

Not Applicable: The use will not change with this Waiver

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

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

Minor Project Review

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criterion Met with Waiver and Conditions: The application is consistent with Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulation when combined with the Waivers and the conditions of approval.
2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: The project is not within or part of an approved PDP or FDP.
3. The Minor Project shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	Criterion Met with Waiver and Conditions: With the Waivers and conditions of approval, the proposal is consistent with the record established by the Board when combined.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.	Not Applicable: The land use will not change with the proposed request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Met with Waiver and Conditions: With the conditions of approval and subsequent design changes, the development responds to <i>Historic Design Guidelines</i> , including previous conditions of approval.
6. The proposed MP is consistent with surrounding historic context, character,	Criterion Met with Waiver and Conditions: The proposed changes, when

and scale of the immediately surrounding area and the district as a whole.

combined with previously-approved design changes, respond to the context, and the scale of the immediate surrounding area.

7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*.

Criterion Met: The building is appropriately sited and meets the setbacks and lot coverage.

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

Recommendations

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

- 1) Use of TimberTech stairs.
- 2) Use of Fiberglass doors (see conditions below).

Planning Recommendations

Approval of the Minor Project Review with the following conditions:

- 1) Applicant shall revert back to the left and rear (except at the first floor level, south deck and basement level, north deck) elevations as approved in July 2023
- 2) The windows on the right elevation highlighted in red shall be standardized prior to building permit.
- 3) The applicant shall change the Smooth-Star Shaker-style fiberglass single doors to Fir-Grain style at building permit.
- 4) The applicant shall provide staircase dimensions at building permit.
- 5) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.

Should the Board support the proposed elevations as presented, Approval of the Minor Project Review with following conditions:

- 1) The windows on the left, right, and rear (and door) elevations highlighted in red shall be standardized prior to building permit.
- 2) The applicant shall change the Smooth-Star Shaker-style fiberglass single doors to Fir-Grain style at building permit.
- 3) The applicant shall provide staircase dimensions at building permit.
- 4) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.