

## PLANNING REPORT

# Architectural Review Board

Wednesday, November 20, 2024

## COhatch - Riverview Village 24-133FDP

<https://dublinohiousa.gov/arb/24-133/>

### Case Summary

Address	37, 45, 53 N Riverview St, & parts of 62 N. Riverview St, PID: 273-005564, & PID: 273-003513
Proposal	A Final Development Plan for a mixed-use development. The combined 0.86-acre site is located on both sides of N. Riverview Street, south of North Street and north of Wing Hill Lane.
Request	Request for review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic District - Historic Residential and HD-HP, Historic District – Historic Public (existing); HD-HC, Historic District – Historic Core (proposed)
Planning Recommendation	<u>Approval of Waivers and Final Development Plan with conditions.</u>
Next Steps	Upon review and determination of the Final Development Plan (FDP) by the Architectural Review Board (ARB) and approval of Rezoning by City Council, the applicant is eligible to apply for building permits.
Applicant	Matt Davis, COhatch Megan O’Callaghan, Dublin City Manager
Case Manager	Bassem Bitar, Deputy Director of Planning (614) 410-4635 <a href="mailto:bbitar@dublin.oh.us">bbitar@dublin.oh.us</a>

### Community Planning and Development



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Site Location Map

# 24-133FDP - COhatch Riverview Village



- Site Features**
- 1 Proposed renovation/conversion
  - 2 Proposed new COhatch building
  - 3 Proposed new plaza



# 1. Background

## Site Summary

The ±0.86-acre, multi-parcel site has approximately 195 feet of frontage along the west side of N. Riverview Street and 263 feet along its east side. It also has a frontage of approximately 64 feet along North Street, 186 feet along N. Blacksmith Lane, and 120 feet along Wing Hill Lane.

The site consists of three parcels on the west side of N. Riverview Street, each containing a Landmark single-family residential structure. It also includes portions of three parcels on the east side. A Landmark single-family residential structure exists on the northern parcel, while the southern parcels are largely undeveloped. However, the stone foundation walls of a small former structure on the middle parcel remain. In addition, historic stone walls are located on the east side of N. Riverview Street and the west side in front of 53 N. Riverview Street. All structures are currently vacant.

## Case History

### 2021

On January 4, 2021, City Council authorized the acquisition of the subject parcels as well as three other ones to the south with the goal of facilitating improvements to/development of the site (Ordinance 54-20). An Advisory Committee was subsequently appointed by Council in order to refine the project goals, draft a Request for Proposals (RFP), and provide recommendations to Council. The City took possession of the parcels on October 21, 2021.

### 2022

After several meetings of the Advisory Committee and updates to City Council, the latter authorized the issuance of the RFP, which was released on April 28, 2022. After the nine-week advertising period, two proposals were received, one of which was submitted by Community Space Development LLC (dba COhatch) and recommended by the Advisory Committee to City Council after consideration of both proposals. City Council heard a presentation from COhatch in September of 2022, and expressed general support for the project.

### January 2023 – Minor Project Review

On January 25, 2023, the ARB approved a Minor Project Review application by the City of Dublin to mothball the roofs of most structures within the project area due to severe susceptibility to weather conditions (Case # 23-003).

### February 2023 – Informal Review

On February 22, 2023, COhatch presented an informal request to the ARB based on the accepted response to the RFP (Case #23-014). The proposal included all eight parcels and envisioned the creation of Riverview Village, a mixed-use walkable community of makers' space, office buildings, and eating/drinking establishments. The project included the renovation of all Landmark structures, except for the one at 53 N. Riverview Street, and the construction of a new 10,400 square-foot office building on the east side of N. Riverview Street. The Board was generally supportive of rezoning the project area to Historic Core, and of the proposed new building (depending on final design). The Board offered greater support for the "minimum density" option relative to the number and size of buildings. There was also general support for the demolition of some of the outbuildings along N. Blacksmith Lane in order to accommodate greater use of that street (depending on recommendations of Engineering). The Board noted

that the demolition of 53 N. Riverview Street would need to be justified per the applicable Code standards for Landmark structures.

#### *July 2023*

Through further discussion with COhatch, and consistent with their proposal which indicated an option for others to own the three parcels south of Wing Hill Lane, City Council authorized the City Manager to dispose of those three properties on July 31, 2023 (Ordinance 24-23). All three have since been sold through an auction.

#### *September 2023*

On September 5, 2023, City Council authorized the execution of a Development Agreement with COhatch for the development of the Riverview Village concept (Ordinance 33-23). Per this agreement, public improvements associated with the project (including street and utility improvements, traffic impact and parking studies, and coordination with the adjacent Riverside Crossing Park improvements) will be undertaken by the City. The terms of the agreement also acknowledge the intent of both the City and the Developer to pursue rezoning of the project site to Historic Core, subject to Planning and Zoning Commission and City Council approval in the respective sole discretion of those bodies.

#### *March 2024*

On March 27, 2024, ARB reviewed and recommended to City Council approval of a Concept Plan for Riverview Village (Case #23-131) with five 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.

ARB members expressed support for the plan, including the design approach for the new building and the renovation of the existing structures.

ARB also approved a companion application for the demolition of three Background accessory structures at 37, 45, and 53 N. Riverview Street (Case #23-132) with one condition.

#### *April 2024*

On April 22, 2024, City Council approved the Concept Plan with the same conditions recommended by ARB.

#### *September 2024*

On September 25, 2024, ARB reviewed and approved the following (Case #24-109):

- Parking Plan
- Three Waivers:

- To allow the use of TimberTech at decks and staircases at 62 N. Riverview Street and the new building.
- To allow the use of aluminum windows with no lintels or projecting trim at the new building and the north addition to 62 N. Riverview Street.
- To allow shallow pitches for principal and minor roofs at porches, canopy, and altered/rebuilt additions at 37, 45, 53, and 62 N. Riverview Street.
- Preliminary Development Plan (PDP) with the following 11 conditions (with updates in *italics*):
  - 1) That the individual parts of the three parcels to be conveyed to the applicant on the east side of N. Riverview Street be combined into one parcel in order to meet the minimum lot size requirements. *A legal description for a single parcel has been prepared and will be used for the lot split/combination.*
  - 2) That bicycle parking requirements be met with details to be provided at FDP. *The required 12 bicycle parking spaces are now shown on the plans (within the plaza, and along the east side of N. Riverview Street).*
  - 3) That tree preservation and landscape plans be finalized at FDP, including any alternatives to the street tree requirements. *A tree preservation plan with data reflecting tree removal and required replacement is provided as part of the FDP application. A landscape plan for each of the parcels has also been provided, although details for certain areas along the east side will be finalized as part of a future Amended Final Development Plan (AFDP) application as noted below.*
  - 4) That reconstruction of the historic stone wall on the east side of N. Riverview Street be maximized to the extent possible, with details presented at FDP. *The FDP plans include reconstruction of small sections of the historic wall in front of the proposed new building. Staff recommends that those sections be further expanded as noted below. Details are to be finalized with the future AFDP.*
  - 5) That the surface below the new building's southern gable on the west elevation be further articulated at FDP to better correspond to its surroundings and address applicable Code standards. *The design of this area has been updated to add more relief.*
  - 6) That the roof details of the north addition at 62 N. Riverview Street be refined to better relate to the existing structure and that the mass of the patio roof on the east side be reduced at FDP. *Both of these elements have been refined. Staff recommends that additional refinements take place at a future AFDP consideration.*
  - 7) That, at FDP, the applicant continues to work with staff on refining the design and material details as noted in the Planning Report for the structures at 37, 45, 53, and 62 N. Riverview Street. *The applicant has further refined the design details. Staff recommends that further refinements to the design elements at 62 N. Riverview Street take place at a future AFDP consideration.*
  - 8) Further information about the proposed composite slate roof at the new building should be provided at FDP to help determine whether a Waiver allowing its use is warranted. *The composite slate roof material is no longer proposed.*
  - 9) That the design details of the proposed plaza and kiosk be presented at FDP. *Design details are provided as outlined below.*
  - 10) That the design details of the patios at the rear of 37, 45 and 53 N. Riverview Street be provided at FDP, including any associated structures, fences, pergolas, or other features. *Design details are provided as outlined below.*
  - 11) That the location of the proposed shed at the rear of 53 N. Riverview Street be adjusted at FDP to meet the setback/Waiver requirements, or that the shed be excluded from the

FDP approval. *The shed location has been adjusted so that it now qualifies for Waiver review as noted below.*

During the same meeting, ARB also recommended to the Planning and Zoning Commission (PZC) and City Council that the site be rezoned to Historic Core with no conditions (Case #24-110).

#### *October 2024*

On October 10, 2024 PZC reviewed and recommended to City Council Approval of the Rezoning with no conditions (Case #24-110).

#### *November 2024*

On November 4, 2024, the Rezoning ordinance (Ordinance 46-24) was presented to City Council for its First Reading. The Second Reading/determination is expected to take place during the December 9, 2024 City Council meeting.

### **Riverview Area Public Improvements and Coordination**

The project is part of a comprehensive effort to enhance this important part of Historic Dublin, including various infrastructure improvements, improved connectivity to the Dublin Link Bridge, and the development of Riverside Crossing Park West. The development agreement between COhatch and the City of Dublin is intended to ensure coordination of efforts and project schedules.

### **Site Characteristics**

#### *Natural Features*

The lots on the west side of N. Riverview Street are developed as single-family residential properties and include some significant trees. The east side of N. Riverview Street is heavily wooded and has very steep slopes toward the Scioto River and its floodplain.

#### *Historic and Cultural Facilities*

In 2017, the City of Dublin adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets, including homes, stone walls, cemeteries and commercial buildings. As part of the assessment, the existing single-family structures were recommended as Contributing (Landmark). When the HCA was completed, all properties were noted to be in good condition.

In 2020, the City hired CTL Engineering, Inc. to conduct a condition assessment of the properties as part of the pre-purchase due diligence. All structures within the current project area were rated as poor, which led to the aforementioned ARB approval for mothballing the structures and securing the roofs from rain and weather.

#### *Road, Pedestrian and Bike Network*

The site has frontages along N. Riverview Street on the east, N. Blacksmith Lane on the west, North Street on the north and Wing Hill Lane on the south. No sidewalks or bike facilities exist within the project area at this time but will be constructed as part of the public improvements noted above.

## 2. Zoning Code and Historic Design Guidelines

### Zoning Code - Historic Districts

The zoning code includes several historic districts within Historic Dublin, each with distinct intent, uses, and development standards. The three project parcels on the west side of N. Riverview Street are currently zoned Historic Residential, while the parcels on the east side are zoned Historic Public. The Historic Residential District intent is to encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale while maintaining and promoting the traditional residential character of Historic Dublin. The Historic Public District applies to various public spaces and facilities, such as parks, open spaces, and recreation.

To permit the intended uses, the site will need to be rezoned to Historic Core. This district applies to the historic center of Dublin and focuses on ensuring sensitive infill development and providing an improved environment for walking while accommodating vehicles. It should be noted that, per the Development Agreement, only the portion of the lots on the east side necessary to accommodate the new construction would be conveyed to COhatch. The remainder would be retained by the City, maintain its Historic Public zoning, and be integrated into the Riverside Crossing Park project.

All requests for building modification, new construction and demolition within the historic districts must be approved by the ARB.

### Community Plan/Land Use

The land use for this site (based on the Envision Dublin Community Plan) is MXV, Mixed Use Village. The site is also located within the Historic District Special Area Plan. The MXV intent and characteristics are consistent with those of the Historic Core district, as are the recommendations of the Special Area Plan.

### Historic Design Guidelines

The Guidelines provide directions on best practices for rehabilitation and new construction. Chapter 4 applies to rehabilitation, Chapter 5 for new construction, and Chapter 6 for site design.

### Review Process

An FDP is the final step in a three-step process for projects exceeding 3,000 square feet. Approval of an FDP allows application for building permits (following rezoning approval in this case). The purpose of the FDP is to confirm compliance with the PDP, Code, Community Plan, *Historic Design Guidelines*, and other adopted plans, policies, and regulations.

## 3. Project

### Project Summary

The Riverview Village project is a mixed-use development proposed by the COhatch team for all properties within the project area. It is intended to create a walkable district with a mix of start-ups and growing businesses, non-profits, hybrid companies, restaurant and event spaces, markets, and active outdoor plazas. The existing COhatch building and North High Brewing would be integrated into the village, and the site would become COhatch's national

headquarters. The proposal is consistent with the plans presented during PDP review with the refinements noted in the update to the conditions of approval and further detailed below.

### Uses

The three Landmark structures at 37, 45 and 53 N. Riverview Street will be renovated and converted into private co-working and meeting space for COhatch members during the week. They would be open on weekends for events, markets and similar activities. The structure at 62 N. Riverview Street would be retrofitted as a cocktail bar and restaurant, open to the public year-round. It should be noted that §153.172(C)(3)(d) limits the size of eating and drinking facilities in the Historic Core District to no more than 3,500 square feet unless otherwise approved by ARB. The proposed restaurant would be 2,855 square feet in area (including a proposed addition). However, an additional 1,727 square feet of outdoor patio space is also proposed. Staff is supportive of the added exterior square footage at this location, especially since the provision of patios and outdoor spaces on the east side of the development is consistent with the terms of the Development Agreement.

A new public plaza is proposed north of 53 N. Riverview Street, which would include a new kiosk offering cocktails, ice cream and/or similar products to the public. A new COhatch building, proposed on the east side of N. Riverview Street, would house additional office and event space. The project site is intended to accommodate arts and craft fairs, maker markets, start-up pitch competitions, public entertainment, and other related uses.

### Site Layout

The buildings on the west side of N. Riverview Street will be renovated mostly within their existing footprints, with patios and amenities added behind each. This is consistent with the City's main goal of preserving the character of N. Riverview Street. It would also further the vision of maintaining a village atmosphere, complemented by the proposed plaza/kiosk. A new shed is proposed to the rear of 53 N. Riverview Street, where a larger garage was removed after ARB approved a demolition request in March. It is intended to house carts and equipment associated with the adjacent plaza and kiosk.

The structure at 62 N. Riverview Street would also maintain its current form, but an addition and covered patio are proposed on the north and east sides, respectively.

The proposed 14,250-square-foot new building would be located on portions of the parcels south of 62 N. Riverview Street (PID 273-005564 and PID 273-003513) and include a large deck facing the Scioto River. The proposed new east lot line is approximately 10 feet east of this deck, allowing for a total lot depth of 90 feet. The same lot line alignment would be





extended to the north property line of the parcel at 62 N. Riverview, delineating the proposed eastern boundary of that property.

Given the steep grade drop towards the river and the large flood plain in that area, the new building would be placed close to the street. The building would encroach into the floodplain, requiring possible mitigation measures to be studied in coordination with the City's Engineering staff at the permitting stage.

As further discussed below, the historic stone walls on both sides of the street are proposed to be removed and partially rebuilt. New stairs are proposed between the buildings on the east side to provide access to the park and the buildings' lower levels. Walkways would extend between the buildings at various grades, providing an ADA path to the restaurant's eastern patio via an elevator within the new building.

### Public Streets and Utilities

In accordance with the Development Agreement, the City is responsible for improvements to the public streets and infrastructure in the project vicinity. Utilities are available on the site, although some will be upgraded or relocated. The burial of electric and other overhead utilities is also being investigated.

City staff, along with design and engineering consultants (MKS&K and EMH&T), have worked collaboratively with the applicant over the last year to develop the plans and designs needed to meet the requirements outlined in the Development Agreement and ensure the public improvements are delivered to the fullest extent possible with the completion of the private improvements. The proposed streetscape improvements will be presented to City Council for review and feedback on November 18, 2024. They include realignment of the North Street/N. Riverview Street intersection, modest street widening, addition of pedestrian facilities, lighting, landscaping, and additional on-street parking. Three pavement treatment and limit of improvement options will be provided for City Council's consideration.

### Parking Plan and ADA Access

As noted above, ARB approved a Parking Plan for the project as part of the PDP review after concluding that it appropriately addressed Code §153.173(F) provisions.

ADA access to the site will be through the public street improvements noted above. These will include some ADA parking spaces along the east side of N. Riverview Street in front of the new building. ADA access to the structures on the west side of the street is proposed to be provided through N. Blacksmith Lane and incorporated into the proposed patios.

Per §153.173(F)(15)(1)(c), bicycle parking is required at the rate of one space per every 10 required vehicle parking spaces. A total of 12 bike parking spaces are required and provided within the plaza and along the east side of N. Riverview Street.

### Traffic

The City's consultant (EMH&T) conducted a Traffic Impact Study for the project area, which considered impacts on various intersections in the vicinity extending from E. Bridge Street to Indian Run Road. The parking study/plan was used to inform the traffic report as the trip source and destination are important factors in evaluating the traffic patterns. The study

concluded that the existing street network in the area supports existing and proposed land uses in a manner consistent with a traditional urban street grid in a pedestrian-oriented, multi-modal environment. The improvements planned for N. Blacksmith Lane, N. Riverview Street, and North Street, including additional on-street parking, pedestrian connections, and limited widening will modernize those facilities while maintaining the character of the area and supporting the proposed land uses.

### Setbacks, Lot Coverage, Lot Sizes, Right-of-Way Encroachments

Per Table 153.173A, the minimum setback for each of the front and side yards in the Historic Core district is 0 feet, while the minimum rear yard setback is 5 feet. The maximum lot coverage is 85%. If the rezoning to Historic Core is approved, these requirements would be met for all parcels, except for 53 N. Riverview Street where the proposed new shed would be within four feet of the rear property line, thus requiring a Waiver. Staff has no concerns with this location as the shed would replace a larger garage that previously encroached into the public right-of-way.

Table 153.173A also requires a minimum lot size of 21,000 square feet. None of the lots on the west side of N. Riverview Street meet this requirement, but they are existing and nonconforming. The proposed new parcel on the east side would include both 62 N. Riverview Street and the new building with a total area of approximately 22,782 square feet, meeting the lot size requirement.

The proposal includes several encroachments into the public right-of-way as follows:

- The existing porch and small addition on the south side of 37 N. Riverview Street already encroach into Wing Hill Lane right-of-way by approximately 3 feet. These elements are proposed to be removed and reconstructed at the same location, along with a small expansion to create a wrap-around porch.
- A portion of the 62 N. Riverview Street building currently encroaches slightly (approximately 1 foot) into the adjacent right-of-way. The proposed addition and deck to the north would also encroach into an irregular right-of-way line.
- The proposed plaza and kiosk north of 53 N. Riverview Street is almost entirely within the public right-of-way as much of the space is being created by the realignment of the intersection of N. Riverview and North Streets.
- A portion of the new building pergola, along with landscape beds, stairs and low walls would encroach into the N. Riverview Street right-of-way.
- Some landscaping would encroach into the N. Blacksmith Lane and Wing Hill Lane right-of-way.

These encroachments will be addressed through Encroachment Agreements between the City and the applicant.

### Tree Preservation and Landscaping

A tree survey and landscape plan have been prepared, including notations of trees to be removed and others to be preserved. Most trees within the project site will be removed due to a combination of tree conditions and the needed space for new construction. However, the new building on the east side has been placed as close to the street as possible in order to preserve the maximum number of trees within the park. The tree removals for protected trees would equal 654 inches, which must be replaced on an inch-for-inch basis per §153.173(H)(8)(a)1.e.

Per the Development Agreement, tree replacement is the City's responsibility, and the intent is to plant as many replacements as possible within the park.

The landscape plan shows proposed plantings, along with species and sizes around the structures on the west side of N. Riverview Street and along the frontage of the new building. Foundation plantings are required around the other sides of the new building and the south, north and east sides at 62 N. Riverview Street per §153.173(H)(6). Also, street trees are required at one per 40 feet of frontage per §153.173(H)(3)(a). Given the street width limitations and the steep slopes on the east side, some of these requirements might be difficult to meet. §153.173(H)(8)(c) allows the applicant the opportunity to propose an alternative plan for ARB's consideration at FDP. It should be noted that the space in front of 62 N. Riverview Street and the area between that structure and the proposed new building are still under design development as they are affected by grade changes associated with the roadway improvements. Final designs for the walkways, stairs, landscaping, and integration of the existing stone foundation remains at the lower level will be presented as part of an AFDP at a future meeting. In the meantime, staff recommends that the applicant add some trees on the west parcels near the N. Riverview Street frontage in lieu of street trees.

### Signage

All signage will be subject to future review and approval of a Master Sign Plan. Signs shown in the application materials are provided for illustrative purposes only.

### New Building - Architecture, Lighting and Landscaping

#### *Architecture and Massing*

The design of the new building is consistent with the version presented during the PDP review. It is much larger than the surrounding structures, but its massing is divided into subordinate components that complement the width and scale of adjacent buildings. Notable changes from the previous design including the following:

- Change in the roof material at the taller gable elements from standing seam metal to metal shingles (Oxford Shingle in Vermont Slate color from Classic Metal Roofing Systems) which has a textured (grain) finish. Metal tile roofs are permitted per §153.174(J)(2)(a). However, the proposed product has not been previously used in the Historic District, so the applicant will need to provide examples of high-quality installation in comparable climates.
- Change in the roof material at the lower gable elements from composite slate to standing seam metal roof in a dark bronze color.
- Addition of vertical trim elements within the southern gable on the west elevation to meet the requirements of §153.174(B)(7)(c)(1) and address a previous condition of approval.
- Addition of metal panels above most windows, adding a horizontal element which makes up for the lack of lintels. These panels also help tie in the metal parapets at the flat roof segments.

The scale of the larger gable on the north side is mitigated by the use of a recessed entry with a small balcony above, decorative stained wood louvers at the peak, and transparent storefront glass. These elements help emphasize the lower part of the gable and allow it to maintain a pedestrian scale. The height at mid-gable is 20 feet, which is below the height limit of 30 feet in the Historic Core district. The building's other gables are at lower heights ranging from 15

feet to 17½ feet to mid-gable. The height is further mitigated by fact that the building would be at a lower grade (±5 feet) than the structures across the street. The massing is further broken up by the use of stone-clad chimneys, varying façade treatments, and wood pergolas.



In order to accommodate the multiple gables, some sections of the roof would be flat. §153.174(B) states that flat roofs are not permitted in the Historic Core district unless determined by ARB to be architecturally appropriate. In those cases, parapets shall be provided that are no less than 2 feet and no more than 6 feet in height. They must be sufficient to screen any rooftop mechanical equipment. The proposed design incorporates metal clad parapets at the edges of the flat roof sections which meet the height requirements.

The primary material is stained wood siding in two colors: medium gray and dark gray. While stained wood is not common in the historic district, it was previously approved for the existing COhatch building (same medium gray as proposed here). It is also a mostly opaque stain. During the previous review stages, ARB members expressed support for modern treatments at this building given its location at the edge of the district and complementary nature to its surroundings.

Other proposed materials include steel railings and metal trim in a dark bronze color; clear-coated cedar for the pergolas and the soffits within the large gable element; rusticated limestone veneer; Concrete Formliner for the foundation walls and piers; composite decking (BOD TimberTech, Tigerwood color) for the rear deck; aluminum windows with insulated glass in a dark bronze finish; and the roof materials/colors noted above. Waivers to allow the use of TimberTech and aluminum windows were approved at the PDP stage. The Concrete Formliner has not been previously used in the Historic District, so the applicant will need to provide examples of high-quality installation or a mock-up of a sufficient size to understand its character. Depending on that character, additional screening might be needed around the building elements where this material will be used.

Given the steep drop in grade towards the Scioto River, the building height increases at the rear in a similar fashion to the existing structure at 62 N. Riverview Street. Similar to the front, this is mitigated by the multi gable massing and façade articulation. The large deck on the east side of the building is proposed to be supported by masonry piers, which further reduce the mass when observed from the future park below.

Additional balconies are proposed on the north and south elevations to further convey a human scale. The railings around these balconies as well as the rear deck would be similar in style to the ones at the existing COhatch building. Mechanical equipment enclosures are proposed on the north and south sides of the building and would be clad in materials similar to the respective buildings elements they are adjacent to. The southern enclosure would also contain the trash receptacles.

Staff is supportive of the building design and believes that the design approach is consistent with the provisions of Chapter 5 of the *Historic District Guidelines* and most of the design standards in §153.174 of the Historic District Code. Staff, however, recommends that, unless satisfactory examples of the proposed metal shingles verifying durability and appropriateness of the texture are provided, another roof material consistent with the Code and Guidelines be used.

### *Lighting*

Simple 4" square wall sconces in a dark bronze finish are proposed on the building walls to provide downlighting (Gino 2 Downlighting from Ligman Lighting). A warm light color temperature (between 2700K-3000K) is proposed, which meets International Dark Sky criteria. §153.173(J)(3) of the Historic District Code requires shielding for light sources emitting more than 900 lumens. The proposed fixture emits 236 lumens, so no additional measures are required.

Strips of LED lighting are also proposed at the rear deck railings and would be concealed within the top rail. They would have the same warm color temperature as the wall sconces.

### *Landscaping*

A combination of evergreen and flowering deciduous shrubs is proposed along the building's front façade, along with grasses, perennials and ground cover plantings. A single ornamental tree is also proposed in that area. As noted above, some of these materials, along with proposed planters and reconstructed historic stone walls would be located within the public right-of-way. Given the lack of space for street trees, staff recommends an additional ornamental tree in this area if space allows. Also, staff recommends that a longer portion of the historic stone wall be reconstructed in front of the planting bed. Required landscaping around the other sides of the building will be addressed as part of the future AFDP for that area.

## **37 N. Riverview Street - Architecture, Lighting and Landscaping**

### *Architecture*

This one-and-a-half story, Hall and Parlor style structure is located at the northwest corner of N. Riverview Street and Wing Hill Lane. The Franklin County Auditor's website lists 1890 as the date of construction, although the HCA indicates a c. 1850 construction date. It currently includes a masonry deck along the N. Riverview Street frontage and a porch along Wing Hill Lane. Both appear to have replaced earlier construction (a 1950s aerial photograph appears to show a porch on the east side, possibly above the stone deck). The house is clad in wood siding of various widths, including wide (6") siding on the east and south elevations, and narrow drop siding on the north elevation. This might be intentional to differentiate the street-facing elevations, or a result of the structure's evolution over the years. Nevertheless, it lends a unique character to the structure that should be preserved unless evidence of other original details is discovered. Additions are located at the rear of the structure, some of which are clad in board-and-batten siding.

The applicant is proposing to repair and retain the structure mostly in its current form, except for the following modifications:

- Removal and replacement of the masonry deck and south porch with a new wrap-around porch including Cumaru Wood decking and stairs. The new porch columns would be supported by masonry piers with lattice in between. The proposed roof pitch is 1¾:12, which is shallower than the minimum 3:12 required for porch roofs in §153.174(B)(4)(c)(3) but a Waiver was granted at PDP.
- Replacement of a small addition on the west side of the existing porch (under the same roof) within the existing footprint. The addition would house mechanical equipment.
- Increase in the eave height at the rear additions to allow for better interior headroom. This would result in a shallower roof pitch of 3¼:12. A Waiver from the 6:12 minimum pitch for principal roofs was granted at PDP.
- Installation of 3" horizontal smooth fiber cement lap siding on the rear additions to provide a distinction from the wider siding on the original house.
- Extension of the eaves on the north and south sides of the original structure to fully define the gables at each end (the existing eaves currently merge with those of the rear additions).
- Some modifications to the window sizes and locations on the rear additions.
- Installation of a standing seam metal roof (DMI Dark Bronze). Even though the house most recently had asphalt shingles, older aerial photos show a standing seam roof. As

proposed, K-style gutters would be installed. Staff recommends the use of a half-round gutter at this house since that is what currently exists.



- Installation of simple steel 1½" x ½" handrails at the porch steps, in an SW 9565 Forged Steel color.
- Retention/restoration of the existing siding on the original portion of the house. If found beyond repair, the applicant proposes to replace the siding with 6" horizontal smooth fiber cement lap siding. Evidence of the need for replacement would need to be provided to staff. If warranted, staff recommends that frieze boards be included to replicate the existing. Staff also recommends that the drop siding profile on the north elevation be replicated if replaced.
- Repainting with SW 2821 Downing Stone (light gray) for the body and SW 7002 Downy (off-white) for the trim.
- Replacement of the windows (if evidence is provided that the originals cannot be repaired) with Pella Lifestyle Series aluminum-clad, double-hung windows with 6-over-1 simulated divided light (SDL) grilles, including spacers between glass panes. Iron Ore is the proposed window color.
- Replacement of the exterior doors (if evidence is provided that the originals cannot be reused due to deterioration or ADA access requirements) with Pella Fan Light Rectangle Fiberglass doors. Except for the door leading to the mechanical room off of the southern porch, the doors would include a window with a 6-light SDL grille with spacers between the glass. Fiberglass doors require a Waiver per §153.174(C)(3) and §153.174(D)(1). While Waivers have been granted to allow fiberglass doors at Background buildings,

none have been approved for Landmark buildings. Staff is supportive of the use of fiberglass in this instance as it typically does a good job in replicating the character of wood doors, and the change of use will result in more frequent utilization. However, verification will be needed that the SDL/spacer option is available for the proposed product. As proposed, the door color would be Classic White. Staff recommends that the color match the windows (Iron Ore) which would be consistent with the Pre-approved Paint Colors pertaining to the construction period of this house.

- Construction of a pergola above a floating 13'x22' wood deck at a distance of 1'-5" from the rear of the house. The total height is proposed at 8'-4", which is just below the rear addition's eave. It would be built of smooth western red cedar and stained with a clear coat. Given the proximity to the house, staff recommends that a stain color complementary to the structure's color scheme be used instead.

Staff supports the proposed improvements with the above recommendations. If evidence of earlier details is found during construction (ex. siding width, window proportions, etc.), staff requests ARB's authorization to make field adjustments as necessary.

#### *Lighting*

The applicant is proposing to use Satco Briton Outdoor Wall Sconces in an Old Bronze finish next to each of the building's doors. Also proposed are round woven rope shades (Eurofase Markis Outdoor Pedants) within the pergola. Both would maintain warm light color temperatures and meet the standards of §153.173(J). It would be important to ascertain whether there is enough headroom for the pendants.

Also proposed is a Ligman Columbus 2 Bollard with lighting at the top that would illuminate a patio at the rear of the building. The light would emit 995 lumens, requiring shielding, especially given the residential use across Wing Hill Lane. The photometric levels are not clear. Given the proximity of this bollard to the public right-of-way, and the intent to add street lighting as part of the public improvements, staff recommends that a determination regarding the bollard style and location be deferred until the future AFDP application. This would allow coordination between the public and private lighting.

#### *Landscaping/Hardscaping*

A patio with irregular flagstone pavement (Ottawa Buff Smooth from Lang Stone) is proposed south of the pergola. Its south and west edges would be defined by stone slab walls (Beaverdam from Lang Stone). Walkways leading from Wing Hill Lane and N. Riverview Street to the patio and house would be paved with Beldon Saxony Blend pavers.

Plantings consisting of evergreen and flowering deciduous shrubs, along with grasses, ground cover and perennials would surround the house, pergola and patio. One ornamental tree is proposed near the northeast corner of the house. The landscaping meets the requirements of §153.173(H).

Patio, deck and porch furniture would be included as detailed in the application materials. These include an umbrella, which should have a fade-resistant fabric.



## 45 N. Riverview Street - Architecture, Lighting and Landscaping

### *Architecture*

This Gabled-ell structure was built c. 1880-1900, with some later additions. Based on older aerial photos as well as physical evidence on the interior, the house originally had a small open porch extending from the front to the cross gable. The porch was later replaced with a larger enclosed space. A deep overhang in front of this enclosure is supported by metal posts. The structure is clad with wide aluminum siding, although the original narrower clapboard siding and corner trim can be seen by peeling off the aluminum. A small addition with wide aluminum siding is located at the rear of the structure. The green standing seam metal roof is distinctive and might be original.

The applicant is proposing to renovate the house and keep its footprint intact. The following modifications are proposed:

- Removal of the aluminum siding and restoration of the original wood siding and trim.
- Removal of the front addition/porch and replacement with a more architecturally sensitive one. The front portion would continue to be an open porch, but with wood columns and Cumaru Wood decking and stairs. The rest would take on the appearance of an enclosed porch, utilizing additional columns, taller windows and fiber cement trim boards. Stacked stone would be used for the foundation, with lattice under the open portion. Due to the needed headroom, a ½:12 roof pitch is proposed, requiring a Waiver that was granted at PDP.
- Increase in the eave height at the rear additions to allow for better interior headroom, resulting in a shallower roof pitch of 1¼:12 and requiring a Waiver, which was granted at PDP.
- Replacement of the rear addition siding with 4" horizontal cedar siding to match the rest of the structure.
- Elimination of one window at the rear addition and replacement of another window and a door with more architecturally appropriate ones.
- Restoration of the existing roof which is proposed to be painted DMI Putty. This color seems very light for a traditional roof. Staff recommends a darker, but complementary color be used.
- Reconstruction of the brick chimney.
- Installation of simple handrails at the porch steps. These would match the ones proposed for 37 N. Riverview Street.



- Repainting with SW 2848 Roycroft Bronze Green for the body, SW 7642 Pavestone for the trim, and SW 9565 Forged Steel for the lattice and hadrails.
- Retention and restoration of the existing 2-over-2 tall double-hung windows on the first unless proven beyond repair (evidence would need to be submitted to staff).
- Replacement of the other windows with Pella Lifestyle Series aluminum-clad double-hung 2-over-2 windows with SDL/spacers in a Portobello color. The historic windows, if salvageable, would be painted the same color. Otherwise, they would be replaced with the same product.
- Replacement of the front and rear doors with Pella fiberglass entry doors with a 4-light SDL/spacer window in a Red Brick color. As with the door at 37 N. Riverview, verification will be needed that the SDL/spacer option is available, and a Waiver is required.

Staff supports the proposed improvements including the Waiver. If evidence of earlier details is found during construction (ex. upper window proportions), staff requests ARB's authorization to make field adjustments as necessary.

#### *Lighting*

The applicant is proposing to use a Hinkley Lighting, Manor House small outdoor wall light in a black Old finish next to each of the building's doors.

In addition, catenary lighting is proposed for a rear patio (Light String, Commercial Grade E26 from American Lighting). Stone walls surrounding the patio would have LED strip lighting (Basics Wet Strip BA42WET from Luminii) attached to the bottom of the stone caps. All would emit warm light (2700K-3000K color temperature).

A bollard is proposed by a walkway leading from N. Blacksmith Lane to the patio. Similar to the discussion regarding 37 N. Riverview Street, staff recommends deferring final determination regarding this light until the future AFDP. Otherwise, the proposed lighting is consistent with the provisions of §153.173(J).

#### *Landscaping/Hardscaping*

The proposed patio, as well as a curvy walkway allowing for ADA access off of N. Blacksmith lane are proposed to be paved with stabilized crushed stone pavement (Kafka Granite – Beige Blend Marble). The mortared stone walls along the north and west sides would be 19" in height, constructed with Ottawa Smooth Tumbled Veneer from Semco Outdoor, and topped with an 8" limestone cap with rock-faced edges. Belden Saxony Blend clay pavers would be used for two additional walkways on the site. Indiana Limestone steps would be added to provide access from Blacksmith Lane to one of the walkways.

Patio and porch furniture would be added as detailed in the application materials.

Three deciduous trees are proposed at the rear of the site, while an ornamental tree is shown near the southeast corner of the house. A combination of evergreen and flowering deciduous shrubs, along with grasses, ground cover and perennials would surround the house and patio. The landscaping meets the requirements of §153.173(H).

### 53 N. Riverview Street - Architecture, Lighting and Landscaping

#### *Architecture – Principal Structure*

This vernacular house was built c. 1920 and is clad with staggered wood shake shingles. Based on physical evidence on both the interior and exterior, it appears that the northern part of the house was added at a later date, resulting in a shallow roof pitch at the northwest corner with low ceilings below. The original foundation walls consist of rock face concrete blocks, while the later addition rests on a plain concrete block foundation. A small canopy with a shallow gable roof and thin columns is located at the rear entrance.

The applicant is proposing to make various modifications to this structure as follows:

- Removal of the shallow roof element at the northwest corner (which contains hazardous materials) and its replacement with a mansard roof to help balance the appearance of the north elevation and allow for a taller ceiling inside. The roof pitch would be at 6:12, which is consistent with Code.
- Replacement of the front porch with a new one at the same location and with a similar overall design, except that the ceiling would be omitted, and the gable would remain open, exposing the structural elements. This would help provide additional headroom. The porch posts would be tapered, consistent with some of the structure's Craftsman style elements. Pictures from the 1990s show slightly tapered posts (but to a lesser degree). Similar to the existing condition, the porch would rest on masonry piers with lattice in between. Existing elements, such as the fascia profile, crown molding at the top of the horizontal beam, and exposed rafter tails would be replicated. Cumaru Wood would be utilized for the porch floor decking and steps.
- Switching the locations of the front door and the front façade's south window so that the door is centered on that elevation. The north window on that façade would be replaced with two side-by-side windows with full trim in between.
- Relocation of a single window on the north façade so that it is centered under the gable, and replacement of a second single window with two side-by-side windows (full trim in between).
- Expansion of a single window under the rear elevation's gable with a double window (two side-by-side windows with full trim in between).



- Replacement of all windows (currently 1-over-1, double-hung) with new Craftsman style 3-over-1 double-hung windows (Pella Lifestyle Series aluminum-clad double-hung with SDL/spacer in a Red Brick color).
- Replacement of the front and rear doors (if retention is not possible due to condition or ADA needs) with new Pella fiberglass doors including 12-light SDL/spacer windows with an Early American stained finish. The availability of the SDL/spacer option needs to be confirmed, and a Waiver is required.
- Replacement of the rear canopy with a smaller one supported by brackets.
- Replacement of the staggered wood shake siding with new James Hardie, Hardie Shingle Straight Edge Panel Siding.
- Repainting with SW 2826 Colonial Revival Green Stone for the body and lattice, and SW 2846 Roycroft Bronze Green for the trim.
- Cladding of the plain concrete blocks with Classic Rock Face Block #201 cast concrete veneer to match the original foundation. The original rockface blocks on the southern portion of the house would remain.
- Installation of GAF Timberline UHDZ Dimensional Asphalt Shingles in a Pewter Gray Color. Staff recommends that a warmer color (possibly in the brown family) be used instead to better complement the building's color scheme.
- Addition of simple metal handrails at the porch steps (same as 37 and 45 N. Riverview Street).
- Retention/replication of the existing unique crown profile at the top of the window trim.
- Restoration of the existing vents within some of the gables.

Staff is supportive of the proposed modifications, especially since they are generally consistent with the early design supported by ARB at CP and PDP. This house was proposed to be demolished during the Informal Review process due to its poor condition and low ceilings. The alterations proposed by the applicant (especially increasing the interior ceiling height) would enable its preservation as part of the village. While several window and door locations/openings would be adjusted, the character and spirit of the original structure would be maintained. There are currently two similar but not identical varieties of wood shake siding on the building. The original variety is located on the southern portion of the structure and is in a severe state of deterioration, requiring replacement. While a similar pattern would normally be recommended, the staff is supportive of the proposed straight edge shake siding on the entire structure for a couple of reasons: 1) the staggered pattern appears very busy on such a small structure, and 2) the use of straight edge wood shake is common on Craftsman style houses. Similarly, the staff is supportive of the proposed 3-over-1 windows (despite the lack of evidence of this pattern being previously used in this particular structure). This window pattern and the color scheme would help unify the structure's architectural elements.

#### *Architecture - Shed*

The 8'x14' shed is designed to complement the architecture of the principal structure with matching siding, roof shingles, foundation materials and color scheme. Barn doors are proposed on the west and south elevations and would be painted the same color as the trim. A single 3-over-1 double-hung window is proposed on the north elevation facing the plaza. Staff suggests that the rafters be exposed to complement the principal structure and the character of the garage that previously existed at this location. §153.074(D) limits the size of an accessory structure in a non-residential district to no more than 25% of the gross floor area of the principal structure. The shed, as proposed, would meet that requirement.

### *Lighting*

Craftsman style wall sconces (Coldwater 4053 Outdoor Wall Light from Maxim Lighting) are proposed to be installed by the front and rear entry doors of the principal structure. The body finish is Burnished, while the shade color is Honey. A Classic Warehouse Shade wall Light from Hi-Lite Mfg. Co. in a black finish is proposed on the shed's south elevation, above the barn door. The lights are consistent with the standards of §153.173(J).

Several bollards of the same style as the ones proposed for 37 and 45 N. Riverview Street are shown near the south and west property lines, with the latter being in the N. Blacksmith Lane right-of-way. Staff recommends that determination be deferred until the future AFDP.

### *Landscaping/Hardscaping*

A patio featuring concrete pavers (Oberfields Jamestown in charcoal color for the edge and Unilock Boulevard in Granite Fusion color for the primary surface) is proposed between the house and N. Blacksmith Lane. It would be surrounded by a 3'-tall wood picket fence painted SW 9565 Forged Steel. As with the rest of the parcels on the west side of N. Riverview Street, the walkways are proposed to be paved with Belden Brick, Saxony Blend clay pavers.

Patio and porch furniture would be added as detailed in the application materials. Included is an umbrella, which should have a fade-resistant fabric.

Evergreen and flowering deciduous shrubs, along with grasses, ground cover and perennials would be planted around the house and patio. One deciduous tree is proposed near the northeast corner of the house, while an ornamental tree is shown near the southwest corner of the site. Three ornamental trees would be added to a planting bed on the north side of the house. Staff recommends that shade trees be planted at that location instead in order to provide shade to the adjacent plaza. The landscaping meets the requirements of §153.173(H).

## **Kiosk/Plaza - Architecture, Lighting and Landscaping**

### *Architecture*

The proposed kiosk is an 8-sided structure with a total length of approximately 14.5 feet and width of around 11.5'. Its design is inspired by European style kiosks and newsstands and includes a sloped standing seam metal roof in a copper color (DMI Metallic Copper) with large overhangs supported by curved wood corbels. It would be topped with a cupola with formed metal finish matching the roof color. The structure's height to the top of the cupola is 17'-2". It would have large windows on three sides, along with built-in counters on the north and east sides, allowing for service and bar stool seating. The walls would be clad with smooth fiber cement siding, painted SW 2816 Rookwood Dark Green. Wood moldings painted SW 7541 Grecian Ivory would provide



framing above and below the windows. The southerly sides of the structure would include a hollow metal door, a dog door, and a hot box cap, all painted the same Rookwood Dark Green as the rest of the structure. The windows would be Pella Lifestyle aluminum-clad double-hung with SDL/spacers in an Iron Ore Color. Most would be 3-over-1, except for the largest one on the north elevation, which would be 4-over-1 and flanked by a pair of 1-over-1 windows. The structure would rest on a CMU foundation with a cast concrete veneer (Classic Rock Face Block #201).

While its character is different from the area's simple traditional architecture, the kiosk would help act as a new focal point and center of activity that would help draw people from the Dublin Link Bridge, N. High Street and Riverside Crossing Park.

### *Lighting*

A series of 5.25" Ansel Globe wall sconces from Troy Lighting is proposed near the top of the kiosk. Tubular 6' arm mount LED luminaires with an extruded aluminum finish are also proposed under the eaves. While these fixtures are not shielded, the color temperature would be warm with a range between 2700K-3000K. The structure is also shielded from the closest residential homes to the south by other buildings.

Plaza site lighting is proposed through a combination of three fixture types, including bollards, wall/step lights, and LED tape lights. The proposed bollards are the same as described above and a final determination should be postponed until the future AFDP to allow for better coordination with the public improvements. The wall lights (FCSL2041 from FC Outdoor Lighting) would be embedded in a stone wall around the plaza and would provide illumination for two sets of Indiana Limestone steps along the N. Blacksmith Lane and North Street frontages. The LED tape lights would be used at stone walls that are capped with wooden benches. Similar to all others, the light color temperature of these fixtures is between 2700K-3000K.

### *Landscaping/Hardscaping*

The plaza would be partially surrounded by low stone walls (Ottawa Smooth Tumbled Veneer from Lang Stone) that would allow for a transition in grade from N. Blacksmith Lane to N. Riverview Street. Some of the interior-facing walls would be capped by wood benches. Evergreen shrubs, flowering deciduous shrubs and grasses would be planted between the walls surrounding the north and east corners of the plaza. A deciduous shade tree would be planted in the same general vicinity.

The plaza would be paved with either gray concrete pavers or dark red clay pavers depending on whether the surrounding public streets will be paved with brick or asphalt. An expandable grate (Divisadero 5'x5' Heel Proof from Iron Age Design) would be used for the shade tree, and a set of bike racks (Opal Bike Rack from Madrax) in a dark bronze finish would be located near the south edge of the plaza.

Two custom carts measuring 48" W x 30" D x 96" high would be used to sell flowers and similar items on a seasonal basis. They would consist of a wood-clad base on casters and incorporate fade-resistant umbrellas. Fixed and movable tables, chairs and stools would be incorporated as detailed in the application materials.

## 62 N. Riverview Street - Architecture, Lighting and Landscaping

### Architecture

The original construction date for this structure is listed as 1900 on the HCA sheet; however, parts of it, especially the stone foundation might be much older. The 1856 Franklin County map indicates that the site was used as a tanning yard at that time, and the stone foundation might have been associated with that use. The building appears as a one-story structure from the street, but it actually consists of three levels (including a walkout basement) due to the steep slopes towards the river. It is clad with narrow, beveled clapboard (drop) siding, which is painted a distinctive red color. The gables on the north and south sides are covered with board and batten siding and incorporate vents near their peaks. A multi-level enclosed porch at the rear offers compelling views of the river and surroundings. There are several types of windows, although the predominant style is a 6-lite casement. The large arched window at the front façade is not original. Older aerial and still photos show that an entrance with a roof overhang and a garage door once occupied that space.

While the use is proposed to be converted into a restaurant, the applicant is proposing to renovate and preserve most of the exterior, including the retention and repair of the existing siding and the red color scheme. Below is a list of the proposed modifications including notations of changes from the PDP version.

#### 1. West (Front) Elevation:

- Replacement of the arched window with a fixed 16-lite window flanked by two 8-lite casement windows. This is a change from the three-bay door that was shown at the PDP stage.
- Addition of a gable roof element above the existing entry door to add prominence, consistent with the provisions of §153.174(C)(1). The roof pitch is proposed at 5½:12, which is the same as that of the building's existing gables on the north and south sides. It should be noted that, at PDP, a larger gable element was shown above the three-bay door. It was acknowledged at that time that this gable might move once the entrance location was established, so the roof pitch Waiver granted at PDP applies to this new location.
- Replacement of the existing 15-lite entry door with a new one of a similar style.



- Replacement of the existing rectangular unoriginal picture window with a set of two 6-lite casement windows, matching the rest of the building's windows. This would restore the window opening's original appearance.

2. North Elevation:

- Replacement of two upper-level and one lower-level 6-lite casement windows with new ones of a similar style.
- Construction of a new addition ("pavilion") at the middle level consisting of paneled vertical supports, insulated aluminum windows (material Waiver granted at PDP), and a two-tier standing seam metal roof supported by curved wood brackets. Bifold windows would be used on the east of the addition to maximize the view towards the river. The roof pitches vary from 1/2:12 to 1:12, and pitch Waivers were granted at PDP. The vertical supports would be clad with smooth fiber cement painted medium gray to match the existing COhatch building. A fireplace that was shown on the west side of the pavilion at PDP has been eliminated at this time as the applicant continues to study the interior layout.



- A narrow hyphen has been added since PDP in an effort to provide some separation between the pavilion and existing structure. It would consist of black metal panels with windows and a black standing seam metal roof.
- A deck with steel framing in a dark bronze color and TimberTech decking (Waiver approved at PDP) would extend beyond the addition towards the north to allow for a future connection to the entrance to Riverside Crossing Park West and to accommodate access to a set of new stairs leading to a lower-level deck. Metal railings matching those of the new building would be used along the deck's perimeter and stairs.

3. East (Rear) Elevation:

- Replacement of the existing multi-level enclosed porch (which has settled significantly) with a new one at the same location. The new construction would



consist of smooth fiber cement panels and sets of 6-lite casement windows. In order to accommodate the needed headroom at the upper level, the roof pitch, at 2:12, would be shallower than the existing requiring a Waiver which was granted at PDP. The lowest level of the new addition would include a bar and bifold windows. Some of the design details have been refined since PDP, including the introduction of fiber cement lap siding under the windows and below the eaves on the north and south sides.

- Addition of a deck to the east of the new enclosed porch with the same design and materials as the one by the pavilion. A canopy supported by wood posts and curved wood brackets (painted to match the pavilion) would be covered by a standing seam metal roof with a shallow (¼:12) pitch, for which a Waiver was granted at PDP. While the area under the roof would remain open, tracks would be incorporated to accept bug screens. A fireplace with limestone veneer would be located at the north end of the canopy. It should be noted that the canopy design has been revised since PDP to address concerns about its mass. There is now a break in its height which corresponds to the alignment of the structure behind.

4. South Elevation:

- Replacement of the existing windows with new ones of a similar style.

5. General:

- Installation of dimensional asphalt shingles (GAF Timberline UHDZ in Pewter Gray) on the roof of the principal structure and enclosed porch addition. The standing seam metal roofs at the pavilion and east patio would be DMI, Aged Copper in color.
- Repainting the principal structure with SW 6335 Fired Brick (red) and the new multi-level enclosed porch SW 6327 Bold Brick (lighter red).
- Use of Pella Lifestyle Series aluminum clad casement windows with SDL/spacers in a Red Brick color (darker red).
- Replacement of the doors at the principal structure with 15-lite Pella fiberglass doors with SDL/spacers. Verification that this option is available will be needed. The color would be Brick Red.
- As noted in the application materials, original windows and doors would be restored if possible as a first course of action.

Staff is supportive of the design approach and recommends approval with the condition that some refinements/detail finalization as noted below be presented at the future AFDP stage.

- Further refinement of the front façade details, including the proportions of the new window, possible addition of brackets to support the new gable feature, and potential of exposing the roof rafter tails if feasible.
- Further refinements to the rear addition, including possible simplification of some of the horizontal trim details, and modification to the gutter profile.
- Potential adjustments to the rear canopy to create symmetry at the upper roof portion.
- Final refinements to the pavilion roof and other elements in conjunction with finalization of the interior layout.

*Lighting:*

The applicant is proposing to use three different wall sconces, all on the front façade as follows:

- A 7"W x 13"H x 6"D Anchorage Outdoor Wall Sconce from Hinkley Lighting would be located next to the front door.
- A 6" high black Dusk to Dawn Light from Danbry with a photocell sensor would be located within the gable element above the front door.
- A7" Gooseneck wall sconce from High-Lite Mfg. Co. is proposed on the existing chimney to illuminate a future sign. Staff recommends that consideration of this light take place as part of the future Master Sign Plan application.

*Landscaping/Hardscaping*

As noted above, the details for the area surrounding this building are still being finalized and will be presented at the future AFDP stage.

## 4. Plan Review

Waiver Review	
<b>Code Section:</b> 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	
<b>Request:</b> Use of fiberglass doors at 37, 45, 53, and 62 N. Riverview Street	
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.	<b>Criterion Not Met:</b> 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.	<b>Criterion Met:</b> The Board has previously approved fiberglass doors on Background buildings to avoid deferred maintenance and increase longevity. While these are Landmark buildings, their use is changing, increasing the door utilization frequency. Fiberglass doors tend to have a character very similar to wood.
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.	<b>Criterion Met:</b> The door styles as reflected in the building elevations are appropriate and meet the intent and spirit of the Code and Guidelines provided that the SDL/spacer availability is confirmed.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	<b>Criterion Not Met:</b> The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.

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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><b>Criterion Met:</b> The product is high-quality, will avoid deferred maintenance, and increase longevity. The designs are also appropriate provided that the SDL/spacer availability is confirmed.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p>  | <p><b>Criterion Met:</b> The Code is appropriate and provides the opportunity to seek such Waivers.</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><b>Not Applicable:</b> The use will not change with this Waiver request.</p>   |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p>   | <p><b>Not Applicable:</b> The Waiver is neither a numeric nor a dimensional request.</p>  |
| <p>9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply.</p>  | <p><b>Not Applicable:</b> The request does not involve a determination of the buildings' status.</p>  |

**Waiver Review**

**Code Section:** Table 153.173A: Minimum rear yard setback in the Historic Core District is 5'  
**Request:** 4' rear yard setback for the shed at 53 N. Riverview Street

**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><b>Criterion Met:</b> The need for the Waiver is caused by a combination of a right-of-way take to facilitate public improvements and the already limited space between N. Blacksmith Lane and the rear of the principal 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><b>Criterion Met:</b> The proposed shed is consistent with the character of the area and would replace an earlier larger accessory structure which had encroached into the existing right-of-way.</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</p>  | <p><b>Criterion Met:</b> The Waiver is consistent with the Community Plan, Historic District Area Plan, and the applicable codes and guidelines.</p>   |

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)(c) shall also apply.

**Criterion Met:** The shed could not be built without the Waiver.

**Criterion Met:** The shed will provide storage for carts and materials associated with an adjacent new plaza that will be of great benefit to the community.

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

**Not Applicable:** The shed is associated with permitted uses in the district.

**Criterion Met:** The Waiver is at 20%

**Not Applicable:** The Waiver does not affect the building status.

### Final Development Plan Review

Criteria	Review
1. The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation;	<b>Criterion Met:</b> The proposal is consistent with the approved PDP, including the Waivers and conditions of approval.
2. The proposed development is consistent with the Community Plan, other adopted City plans,	<b>Criterion Met:</b> The proposal is consistent with the Community Plan, Historic District Special Area Plan, and the applicable Development Agreement.

and citywide administrative and financial policies;

3. The proposed development is consistent with the *Historic Design Guidelines*;  
**Criterion Met:** The Guidelines are met with the recommended conditions of approval.
4. The proposed FDP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;  
**Criterion Met:** The proposal is consistent with the surrounding context. While the proposed new building is modern in design and significantly larger than surrounding buildings, its mass is divided into subordinate components that are complementary to the width and scale of adjacent structures. The rest of the buildings within the project site would be renovated and continue to contribute to the neighborhood.
5. The proposed land uses conform to all applicable requirements and use specific standards of 153.172 Uses;  
**Criterion Met with Rezoning:** The uses are consistent with those of the Historic Core District. The Second Reading of an ordinance to rezone the project site to Historic Core is scheduled for the December 9, 2024 City Council meeting. The outdoor patio square footage at 62 N. Riverview Street results in the eating and drinking use exceeding the 3,500 square foot limit but is consistent with the terms of the Development Agreement.
6. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*;  
**Criterion Met with Waivers and Conditions:** The proposed buildings and outdoor spaces are appropriately sited and scaled to create a lively streetscape and complement the future improvements to Riverside Crossing Park West. All Code requirements are met with the Waivers and proposed conditions of approval.
7. The proposed street layout and lots conform to the requirements;  
**Not Applicable:** No new streets are proposed. Existing streets and pedestrian facilities will be improved by the City to accommodate the proposed development, address infrastructure needs, and enhance access to Riverside Crossing Park West.
8. The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;  
**Criterion Met with Conditions:** The City's street improvements will enhance pedestrian and bicycle access to the site. The applicant is proposing an internal pedestrian circulation system that includes ADA access as well as connectivity to Riverside Crossing Park West that will be finalized with a future Amended

Final Development Plan. The FDP plan includes the required bicycle parking.

9. The proposed design, architecture, and materials of the buildings is consistent with the *Historic Design Guidelines*, while integrating with nearby development, and avoids overshadowing of existing historic structures and landmarks;

**Criterion Met with Waivers:** The proposal is consistent with the surrounding context. While the proposed new building is modern in design and significantly larger than surrounding buildings, its mass is divided into subordinate components that are complementary to the width and scale of adjacent structures. The rest of the buildings within the project site would be renovated and continue to contribute to the neighborhood.

10. The proposed site design, landscaping, screening, and buffering is consistent with the 153.173 and 153.174, and the *Historic Design Guidelines*;

**Criterion Met with Conditions:** The design is consistent with the applicable code sections and the *Historic Design Guidelines*, although some of the details on the east side of N. Riverview Street are still being finalized and will be presented to ARB as part of a future AFDP.

11. The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development;

**Criterion Met with Conditions:** The project is designed to integrate with the natural environment to the east and complement the development of Riverside Crossing Park West. Some of the details on the east side of N. Riverview Street are still being finalized and will be presented to ARB as part of a future AFDP.

12. The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;

**Criterion Met:** Services are available to the site, and the public street improvements will include accommodation for emergency vehicle access.

13. The proposed development provides adequate stormwater management systems and facilities that comply with the

**Criterion Met:** Stormwater facilities will need to be relocated as part of the project, which will be completed by the City per the Development Agreement.

applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;

14. The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program;

**Criterion Met:** The development will be adequately serviced by the existing and planned public infrastructure.

15. If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements;

**Criterion Met:** No phasing has been proposed, but adequate infrastructure will be available on both sides of N. Riverview Street.

16. The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes; and

**Criterion Met with Waivers and Conditions:** With the Waivers and recommended conditions of approval, the project is consistent with the applicable standards and guidelines.

17. The applicant or applicants' representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices.

**Criterion Met:** The applicant team has demonstrated experience in similar projects, including ones in Historic Dublin.

## Recommendation

**Planning Recommendation:** Approval of Waivers for use of fiberglass doors, if true simulated divided lights are available, at 37, 45, 53, and 62 N. Riverview Street.

**Planning Recommendation:** Approval of a Waiver to allow a 4' rear yard setback for the shed at 53 N. Riverview Street.

**Planning Recommendation:** Approval of the Final Development Plan with Conditions:

- 1) The approval is subject to City Council's adoptions of an ordinance to rezone the project site to Historic Core.
- 2) Design details for the area in front of 62 N. Riverview Street and the space between that structure and the new building are to be finalized and presented to ARB as an Amended Final Development Plan (AFDP).
- 3) Site lighting within or adjacent to the public right-of-way is to be coordinated with the City's improvements with final details presented at AFDP.
- 4) Final design details for the structure and additions at 62 N. Riverview Street are to be presented at AFDP.
- 5) The extent of reconstruction of the historic stone wall on the east side of N. Riverview Street is to be increased.
- 6) Additional trees are to be added along the street frontage of the parcels on the west side of N. Riverview Street to make up for the lack of space for street trees.
- 7) An alternative door product is to be presented to the satisfaction of City staff prior to building permits if the proposed fiberglass doors do not have a simulated divided light (SDL) option with spacers between the glass.
- 8) Evidence of deterioration beyond repair is to be provided to City staff prior to building permit if the wood siding on the original parts of the structures at 37, 45 or 62 N. Riverview Street needs to be replaced.
- 9) Examples of successful/durable installations in comparable climates of the metal shingle proposed for the new building are to be provided to City staff prior to building permits to ascertain its longevity and appropriateness of its appearance. Otherwise, staff may allow a previously-approved roof material substitution.
- 10) Access to a mock-up of the proposed Concrete Formliner at a sufficient scale is to be provided to staff prior to building permits to determine whether additional landscaping/screening will be needed in the areas surrounding it.
- 11) The door color at 37 N. Riverview Street is to match that of the windows, prior to building permit.
- 12) Alternative colors for the pergola at 37 N. Riverview Street and the roofs at 45 and 53 N. Riverview Street are to be considered prior to building permit, with staff authorized to approve the same.
- 13) All umbrellas are to have fade-resistant fabric.
- 14) If evidence of earlier details (taller windows, upper floor windows, siding type, etc.) is found during construction, staff is authorized to approve field adjustments as necessary.