

## PLANNING REPORT

# Architectural Review Board

Wednesday, January 29, 2025

## 40 E. Bridge Street 24-142MPR

[www.dublinohiousa.gov/arb/24-142](http://www.dublinohiousa.gov/arb/24-142)

### Case Summary

Address	40 E. Bridge Street, Dublin, OH 43017
Proposal	Remodel and construction of addition to 40 E. Bridge Street on a 0.31-acre site zoned HD-HR, Historic Residential District. The property is located northwest of N. Riverview Street and E. Bridge Street.
Request	Review and approval for Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u><a href="#">Table Waivers</a></u> <u><a href="#">Table Minor Project Review</a></u>
Next Steps	Upon approval of the Minor Project Review and Waivers, the applicant may apply for building permits through Building Standards.
Applicant	Kelly Burke, Owner David Knapp, Tandem North Design
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

### Community Planning and Development



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Dublin, Ohio 43017



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Site Location Map

24-142MPR - 40 E. Bridge Street



**Site Features**

1 Historic Privy and Stairs



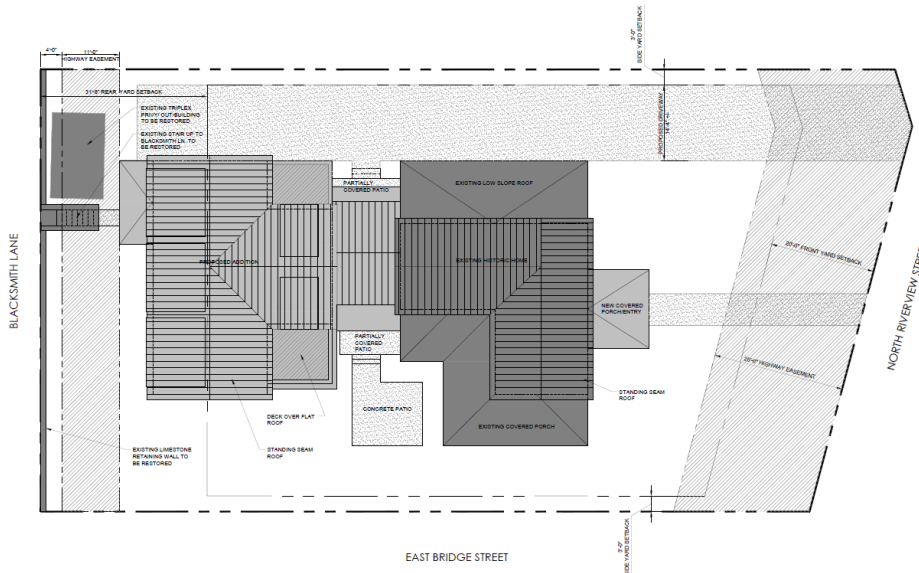
# 1. Request and Process

## Request

The applicant seeks approval for an addition to, and renovation of, a Landmark property at this address. The applicant's goals are stated as:

- Retain much of the original historic character
- Add spaces and programmatic functions supportive of modern living
- Preserve all existing Landmark features, including restoration of the historic privy.

This project comes to the Commission because single family houses and additions for Landmark resources require Board approval. The Community Plan, Code Section 153.176, and *Historic Design Guidelines* (Sections 4 and 5) apply.



Site Plan – Blacksmith Ln. (west), N. Riverview St. (east), E. Bridge St. (south)

## Process

The Minor Project Review is a one-step process for certain project types that qualify under Section 153.176(I)(1), and this project meets the criteria.

# 2. Background

## Site Summary

40 E. Bridge Street has a +/- 13,180-square-foot lot zoned HD-HR, Historic Residential District. The lot is between N. Riverview Street, E. Bridge Street, and N. Blacksmith Lane. It has +/- 87 feet of frontage on N. Riverview Street, which was previously determined by the Board to be the front of the lot. Highway easements are present: 11-foot on N. Blacksmith Lane and 25-foot on N. Riverview Street.

The Landmark house is a vernacular style built ca. 1850, according to the 2017 Historic and Cultural Assessment (HCA). It has a cross-gabled ell form with a wrap-around porch facing E. Bridge Street, and numerous additions of unknown age are present. Originally, the wrap-around porch was at grade with E. Bridge Street; however, when the new bridge was constructed in the 1930s, the road grade was raised. There is a resulting continuous high stone

wall along E. Bridge Street and N. Blacksmith Lane from this construction, allowing a relatively flat lot. A set of stone stairs leads from N. Blacksmith Lane down to the property.

The “duplex privy” is at the rear, anecdotally for use by this property and 17 N. Riverview. This landmark structure and the 1930s wall and stairs are within the rear highway easement.

This property was purchased as part of the City auction in September of 2023 and was closed on in October of 2023. The rehabilitation goals, page 4 of the disclosure documents, attached, indicate the first goal is “preserve the historic nature and mass of North Riverview Street”. All performance stipulations of the original purchase remain in effect, such as maintenance and construction due dates.

Currently, no pedestrian or bike facilities are located on N. Riverview Street. The City, in conjunction with the Riverview Village project, will be installing improvements over the next few years, including a vehicular turnaround within the highway easement on the south end of N. Riverview Street.

An existing 16-inch silver maple will be removed to allow construction of the addition.

### Case History

*April 2024*

Applicant proposed addition with separate Accessory Dwelling Unit (ADU) with size Waiver. Board comments included:

- Confirmation that front of house should be N. Riverview
- Concern about size and massing of addition; lack of subordinate character
- Lack of support for ADU size Waiver
- Concern about complexity of roof forms and materials

*August 2024*

- Relocated the front façade designation to N. Riverview
- Removed the ADU
- Addition shown taller than historic house; not subordinate
- Narrowed addition to be same as existing house with previous additions
- Board indicated support for lot coverage and rear setback Waivers

Since August, staff has met with the applicant a number of times and provided many project comments. The applicant made a good-faith effort to address them in time for a desired January hearing, yet many items remain unaddressed.

## 3. Zoning Code and Guidelines

### Historic District – Historic Residential District (HD-HR)

The intent of the Historic Residential District per Code is to “encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District”. Further, Section 153.173(E)(2) provides specific requirements for additions: that they shall be subordinate to, and clearly separated from, the original structure.

### Historic Design Guidelines

Guidelines Section 4.12 recommends that additions need to be clearly distinguishable from, and subordinate to; generally at the rear of; within the width of, and separated by a break or hyphen from the original structure. New rooflines should be below the original roofline. The Guidelines recommend that original outbuildings are to be repaired and retained.

## 4. Project

### Site Layout

Prior to the auction, the City added easements for public highway and road purposes, including pedestrian facilities, utilities, storm drainage, and grading to the perimeter of this block of lots, as described on the attached materials. The southeast corner of this lot is proposed for a public vehicular turnaround for the N. Riverview Street dead end. See the Walls and Stairs section of the report for more information about the rear conditions.

Code Table 153.173A governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, the table allows up to 45 percent lot coverage; the building footprint may be up to 25 percent of the lot size; and the rear setback is 20 percent of lot depth, not to exceed 50 feet. The existing lot area is 13,180 square feet. The average lot depth is 154.27 feet. A survey has been provided.

Per Table 153.173C, the maximum number of parking spaces for a single-family dwelling is two, unless otherwise approved by the Board as noted in 153.173(F)(7)(1). The goal in limiting the number of parking spaces is to minimize visual impacts from garage doors and pavement within the District. The applicant is proposing three garage bays.

### Setbacks and Lot Coverage

Setbacks	Permitted by Code	Requested	Waiver Requested
Front	20'	>20' (existing)	no
Side	3', total 6'	3', total 6'	no
Rear	30' 8" *	20' 3"	YES (49%)

\* Error on submitted materials; rear setback is an average of the two differing side-line measurements.

Lot Coverage/ Footprint/ Height	Permitted by Code	Requested	Waiver Requested
Lot Coverage	5,931 SF (45%)	6054 SF (46%)	YES (1%)
Building Footprint	3,295 SF (25%)	3,049 (23%)	no
Height	24'	21'11"	no

An existing concrete pad, from the previously-existing car port on the N. Riverview frontage, is to be removed. The new driveway is proposed to run the depth of the lot on the north side for access to the new garage.

### Building Massing and Scale

The applicant has made some progress over the past months to help address massing and form concerns noted by the Board in April and August. The addition now mirrors the original house's gabled ell form. The height of the addition is now reduced to be the same as the height of the historic house, and the width of the addition is visible on the right side of the front façade.

Code 153.173(E)(2)(b) requires the addition be subordinate to the historic house. Thus, “subordinate” is not met by strict interpretation. The Board may consider that this location and lack of visibility is unique within the District and may be mitigating factors in this decision. If this condition was found to be acceptable, then an appropriate compromise might be to ensure that all details and materials are correct to the best level possible.

## Architecture

### *East Elevation/N. Riverview*

The east elevation is the new front façade of the house. A front porch addition is shown to accommodate the new front door, and square windows are added on the second story to provide upper story light. The applicant has shown appropriate organization of windows and doors per the Guidelines; the porch roof pitch mirrors the existing porch pitches at ¼:12 (see Waiver request herein), and an emphasized wide trim board detail mimics the original house.

The addition is clearly visible behind the historic house on the right side, as previously noted, although the form has been simplified since the last submittal. The square windows shown on the addition, along with those added to the original house, do not meet Code 153.174(D)(5), where windows shall have vertical proportions. Sills and lintels are required for all windows per Code 153.174(D)(4); the front façade’s square windows omit these. Discussion at the last Informal Review had some Board members supporting these square windows. Given the unique circumstances, staff supports the square windows in both locations. On the addition, they allow the shed dormer size to be minimized for better proportions. See Waivers herein.



*East Elevation*

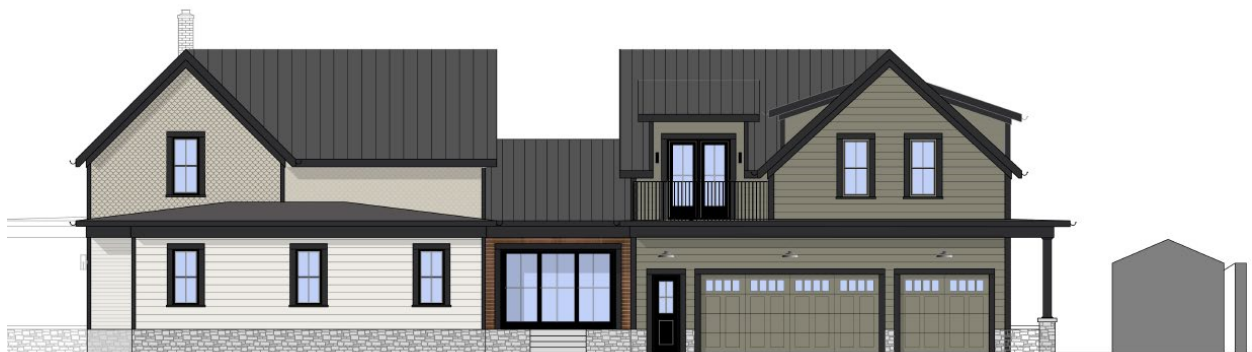
### *West Elevation/N. Blacksmith*

The addition sits somewhat below N. Blacksmith, partially minimizing its total impact, but bringing the second story directly into the view line. This roof form includes three shed dormers with centered windows, aligned with three openings on the lower level. The proportions of window openings to the siding are not ideal: the width of the siding/trim should be minimized to avoid the dormers appearing oversized. These dormers are also set in the same plane as the first floor, which lends a slab effect to the façade. See pages 120-121, *Get Your House Right, Cusato and Pentreath*. The opposite dormers, facing east on the same gable, are appropriately set back. The proposed roof pitches for the shed dormers are shown at 4:12, which meets Code Section 153.174(B)(4)(c)(3); therefore, the Waivers requested by the applicant are not needed. A doorway covered by a low porch roof at ¼:12 is on the left side; see Waiver herein.



*North Elevation*

The applicant shows the addition appropriately separated by a hyphen, which has a porch roof at  $\frac{1}{4}$ :12 pitch, part of Waiver request. The interior family-room roof pitch is 9:12, which is appropriate. Windows and doors are appropriately arranged. The wide trim board between floors is carried through to the addition and becomes a unifying element from the historic building. A deck with a railing is shown on the second floor.



*North Elevation*

*South Elevation/E. Bridge*

The south elevation is the historic front façade that is highly visible from Bridge Street. It contains the original wrap-around porch, previous front door, and access stairs. It currently has two different types of porch columns, creating a record of additions/changes over time. At one point, a portion of the porch was enclosed with windows.

The applicant shows the addition appropriately separated by a hyphen, again with the  $\frac{1}{4}$ :12 porch roof pitch. The form mimics the historic ell shape of the house, using the ell for a walk-out deck with railing. Windows are appropriately sized and arranged per Code.

The previous front porch is proposed to be enclosed with aluminum-framed screening. Guidelines Section 4.9B notes to avoid enclosing porches, and while not fully enclosed, the massing will read very differently from the public street. Details were requested, including framing size, opacity of screens, and materials. It is unclear how much of the aluminum frame is visible from the exterior. Staff may support this idea if the needed details are appropriate;

the Board is requested to comment. Two round porch columns are to be saved; it is unclear if the square columns will be replaced. Staff does not support loss of historic fabric.



*South Elevation*

### *Privy*

The applicant indicates they will rebuild/restore the privy; no details are provided even though they were requested. Staff would support the removal of what appears to be unoriginal shake siding; however, more analysis is needed to confirm the status of that siding. A separate MPR would be required in order to be able to restore the structure, unless it can be demonstrated to staff's satisfaction that the request is only maintenance.

## Materials and Colors

### *Roofs*

The roof for the entire structure is proposed to be ATAS standing seam metal in black. Wider seam spacing is shown on the historic house, with narrower on the addition. Staff supports the material; however, the color is modern (see Color discussion). The applicant was requested to use a bronze color.

- Porch roofs
  - PVC membrane in charcoal grey
  - Appropriate for shallow pitches; requires Waiver and samples
  - Neither provided, staff unable to analyze

### *Siding and Trim*

The applicant's goals state to preserve as much original fabric as possible; however, the information on the plans seems to contradict.

- Historic house
  - Existing wood siding to be restored/replaced; if replaced, then LP SmartSide lap siding with 6-inch-reveal
  - Replacement of existing siding not supported, unless beyond repair, to be confirmed by staff
  - SmartSide siding not supported on residential Landmark buildings per Alternative Materials Document; 6-inch reveal not supported, should match original. Staff supports discrete investigation to provide definitive information.
- Historic scalloped shingles
  - To be restored/replaced
  - No information on replacement material



- Requires confirmation of staff of condition if replacement is requested
- Historic trim, fascia, frieze and rake boards
  - LP SmartSide (smooth texture required)
  - Requires a Waiver herein, previously approved for 17 and 27 N. Riverview
  - Staff supports with confirmation of texture
- Old porch addition siding (right side of the front façade and north elevation)
  - LP SmartSide smooth lap siding with 8-inch-reveal
  - Reveal too wide/modern, not been previously supported
  - Staff would support up to a 6-inch-reveal with final determination based on detailed elevations
- Hyphen siding
  - Thermally modified ash lap with 4-inch-reveal
  - Approved for 17 and 27 N. Riverview Street and is supported
  - Shown as stained, not supported (see Waiver)
- Addition siding
  - LP SmartSide lap
  - 8-inch-reveal too wide/modern for Landmark setting
  - Overall, number of different reveals needs to be simplified

### *Foundations*

The historic dressed stone foundation on the east elevation is highly visible and is approximately 2-3 feet high. It is to be tuckpointed with appropriate lime mortar. The porch on the south side was rebuilt with a brick foundation, now painted. This is noted to be restored, but no information is provided on how. New foundation will be veneered in Greentea Craft Orchard Limestone, which is appropriate.

### *Doors*

Most of the requested doors require Waivers: none have been requested, and materials have not been submitted for analysis. These include:

- Garage doors: Clopay Carriage House, composite material, previously approved on residential Landmark additions per the Alternative Materials Document
- Garage man door: ThermaTru Mohogany-grain Fiberglass; shown as solid door (not per Guidelines) with stained finish in specifications; on elevation, shown with window
- Other doors: Trustile in Accoya/Tricoya acetylated wood product, may require Waiver; no information was supplied
- West door inside porch: ThermaTru fiberglass
- West screen door: no information provided
- South elevation door: shown with transom on specifications, but not on elevations
- West elevation door: shown with transom out of proportion with door
- Plan information states all doors aluminum-clad wood, not requiring Waivers; this needs coordination

The materials specifications and plans indicate the east/front door and two side lights are made of mahogany. The style and materials are appropriate.

### *Windows*

The applicant has not provided information regarding the condition of the existing windows, although this has been requested. Many windows on the historic house appear to have been replaced; some may be original, and it would be proper to preserve those. The applicant shows Marvin Ultimate windows with simulated divided lights with spacers in a two-over-two configuration being used throughout. Marvin Ultimate Bifold and French doors are similarly shown and are acceptable. All are shown in black; see Color discussion.

### *Railings*

The proposed front porch staircase railing is detailed on the plans. It is not clear what the columns' "wrapped boards", balusters, and handrails will be made of; these may require a Waiver. The upper level balcony railings are shown as thin metal with a modern appearance. Wood was encouraged by staff. These are proposed to be painted black, but no material sample, or photo, is provided for analysis.

### *Screened Porch*

The applicant was requested to provide details/samples for the proposed screened porch, including transparency of the screening material. The detail shows a black metal frame for the screening, which may be visible and inappropriate. Overall, staff does not support this approach per Guidelines 4.9B: avoid enclosing porches, particularly on front elevations. Staff is concerned about the fundamental change in appearance this could cause to the original front façade of the house, including perceived loss of porch depth. Should appropriate details be provided to address concerns, we may be open to this approach. The Board is requested to provide guidance.

### *Other Materials*

The proposed chimney cap, gutters, and downspouts are appropriate, although shown in black.

Staff reviews residential lighting for design appropriateness; the proposed fixtures are acceptable, although shown in black.

A concrete patio is shown on the south side of the property. No information is provided about color, texture, or any other features such as fire pits or cooking equipment.

No information was provided on the second story deck material.

Overall, staff is concerned about the number of Waivers needed for materials. The applicant has been encouraged to use materials that conform to the Code and Guidelines.

Additionally, based on a lack of information in numerous areas, the applicant should expect possible additional comments in the next review cycle.

### *Color*

The Pre-Approved Paint Colors indicate *"After 1840, traditional stone and earth colors were used – soft and naturalistic to blend in with the building's surroundings. At the end of the period, two shades of the same color could be used, with the lighter shade usually for the trim."*

The applicant shows a modified “farmhouse” color scheme of black and white not typically found in the district, discouraged by Guidelines 5.8C, and noted at the pre-submittal meeting and subsequent conversations. Progress has been made, but the historic body is still Pure White, SW7005, the historic scallop shingles in York Gray, CW-45, all trim (including the wide trim board between floors) is still Tricorn Black, SW 6258, and the addition is Gunsmith Gray, CW-65. Complete color chips are not provided. The use of the black roof, windows, trim, and gutters make the combination modern: bronze was encouraged by staff. A color Waiver could be sought; however, would not be supported at this point. Both 17 and 27 N. Riverview were required to adhere to the Pre-Approved Colors document. A note on the plans indicates that the privy roof is to be painted white, which is not appropriate. The Board is requested to comment on the color scheme.

### **Walls and Stairs**

This property has historic walls that were built as part of the 1930s Bridge Street bridge reconstruction; however, they are not identified on the HCA as resources. Historic walls that are in public right-of-way are owned and maintained by the City; historic walls that are partially in the right-of-way and private property are also maintained by the City, but owned by the land owner. With the redevelopment of Riverview Village, the City may want the opportunity to expand the N. Blacksmith/Bridge Street intersection to improve access for the area. This would be permitted within the rear highway easement on this property.

The applicant indicates repairs to a section of wall on N. Blacksmith, along with “restoration” of the connected stair. Staff does not support private construction on this wall system not only because it is a historic resource, but because it also supports the N. Blacksmith roadway. Per the last Code update, wall repairs on private property need a Board MPR approval to prevent unintended damage. In this case, staff agree that the stairs would also require MPR approval because they are integral to the wall. Staff recommends that repairs to the wall and stairs should be done by the City, via a separate MPR. This would include a structural analysis, identification of trees now integrated into the wall, specific proposals of construction methods, and intended contractors for the work, as was done for the 36-40 N. High Street wall. Safety adjustments to the stairs may be considered without MPR approval, if presented to staff’s satisfaction. Previous observation by Dublin’s Chief Building Official (attached) indicates that the walls are in fairly good shape, and there is no need for full restoration.

### **Parking, Access, and Utilities**

Any improvements made within rights-of-way or easements shall be per the Historic District Section of the City of Dublin’s Bridge Street District Streetscape Character Guidelines or as amended by the City during the Riverview Village design development activities.

Staff has requested that any utility connections or relocations shall be shown on the plan sheets at MPR. Staff also notes that any disturbance or replacement of sanitary and/or water connections will require permits. The applicant should be aware of the possibility that electrical transformer/s may be located in the highway easement/s as overhead utilities are buried.

### 3. Plan Review

#### Waiver Review: Lot Coverage

Table 153.173A requires a maximum of 45% lot coverage.

Request: to allow 46% lot coverage.

Criteria	Review
<p>a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p>	<p><b>Criterion Met:</b> The lot is impacted by the change of grade to N. Blacksmith Lane, preventing vehicular access from that street. This causes a long driveway to be required, and this affects the lot coverage.</p>
<p>b) 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> Surrounding houses have received lot coverage Waivers, and this location is discreet enough to not impact the entire district. The request is minimal.</p>
<p>c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i>, other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.</p>	<p><b>Criterion Met:</b> The Waiver request meets the spirit and intent of the Guidelines and the Code.</p>
<p>d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.</p>	<p><b>Criterion Met:</b> Cost and convenience are not factors in this request.</p>
<p>e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.</p>	<p><b>Criterion Not Met:</b> Project design is not yet fully developed or fully mitigating the concerns raised by staff, as discussed herein.</p>
<p>f) 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 permits these requests via the Waiver process, and a Code amendment would not be appropriate.</p>
<p>g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p>	<p><b>Criterion Met:</b> The property will remain single family residential.</p>

- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Criterion Met:** A one-percent overage is a reasonable request, given the dictated location of the driveway. The applicant has reduced the width of the driveway to help minimize the request amount.

**Not Applicable:** The property will remain Landmark.

**Waiver Review: Rear Setback**

Table 153.173B requires a rear lot setback of 30' 8".

Request: to allow 20' 3" rear setback

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Criterion Not Met:</b> The reduction of rear yard setback appears to be driven by the applicant's spatial programming, namely a three-car garage.
b) 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 setback will essentially match the conditions of 17 and 27 N. Riverview, directly adjacent. Here, the visibility/proximity of the house to the street will be somewhat mitigated from N. Blacksmith by the change in topography and the location of the historic privy.
c) 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 Not Met:</b> The Waiver itself can meet the spirit and intent of the Guidelines. While improved, design details do not yet meet the Code and Guidelines as noted herein.
d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.	<b>Criterion Not Met:</b> Cost is not a factor in this request; however, convenience may be. No information has been provided on this criterion.

- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Criteria Not Met:** Project design is not yet fully developed to offset the concerns raised by staff, as discussed herein.

**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

**Criterion Met:** The use will remain single family residential.

**Criterion Not Met:** The applicant desires a three-car garage, which is creating the extra depth on the addition, which in turn, drives the rear setback Waiver request.

**Not Applicable:** This Waiver will not affect the Landmark status of the structure.

**Waiver Review: Roof Pitch**

153.174(B)(4)(c)(3) requires roof pitch for porches, dormers, etc. to be at least 3:12.  
 Request: to allow roof pitches of ¼:12 for porches.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Criterion Met:</b> The historic porches' pitches are very low in form, and the proposed new porch roofs mimic these forms. Thus, the request is appropriate.
b) 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 Waiver will not impact the immediate neighborhood or entire district because the historic forms are appropriately driving the design.
c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design</i>	<b>Criterion Met:</b> The Waiver request meets the spirit and intent of the Code and Guidelines.

*Guidelines*, other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.

- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.
- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Criterion Met:** The request is an appropriate design response, unrelated to cost or convenience.

**Criterion Not Met:** The use of these low roof forms is appropriate related to design. The proposed material for the porch roofing requires a Waiver, and no information has been provided for analysis.

**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

**Criterion Met:** The structure will remain single-family residential, which is permitted in this district.

**Criterion Met:** The request is exactly the form that is needed to be sympathetic to the historic structure.

**Not Applicable:** The request will not affect the status of the historic structure.

**Waiver Review: Window Form and Requirements for Sills and Lintels**

153.174(D)(5) and 153.174(D)(4) require vertical window proportions and sills and lintels respectively.

Request: to allow square windows without sills and lintels on the front façade and square windows on the addition facing N. Riverview.

Criteria	Review
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a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the	<b>Front Façade Window Shape   Criterion Met:</b> Staff supports the use of the square windows in this location due to the reorientation of the front façade from Bridge Street, which is a wholly unique, and
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owner/lessee, including easements and rights-of-way.

practical, solution. This new front façade could appear unwelcoming without some upper level fenestration.

**Front Façade Sills and Lintels | Criterion**

**Not Met:** Site conditions do not affect the ability to have sills and lintels as required by the Code.

**Addition Window Shape | Criterion Met:**

The applicant seeks to balance interior ceiling height with overall height. Square windows provide that balance and are typical on some historic house types..

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

**Front Façade Window Shape | Criterion**

**Met:** This would be a very unusual approval within the District; however, the unique orientation and location on a dead end street with little visibility provides adequate comfort that approval would not set a precedent.

**Front Façade Sills and Lintels | Criterion**

**Not Met:** Lack of sills and lintels is a modern design aesthetic, and this would set a negative precedent for a Landmark building.

**Addition Window Shape | Criterion Met:**

The overall location on a dead end street lends comfort. Square windows are common in shed dormers, so this is an appropriate solution without negative impacts.

- c) 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.

**Front Façade Window Shape | Criterion**

**Met:** Square windows may be appropriate in limited circumstances, as described herein. Staff is comfortable with the request if sills and lintels are used.

**Front Façade Sills and Lintels | Criterion**

**Not Met:** Lack of sills and lintels is a modern design aesthetic, which is not appropriate for a Landmark structure.

**Addition Window Shape | Criterion Met:**

The square windows help minimize shed dormer size, which is positive.



- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.

**Front Façade Window Shape | Criterion**

**Met:** There is no upper story living area in the historic portion of the house, so the windows are not required; however, they lend a more balanced and welcoming appearance to the new front façade.

**Front Façade Sills and Lintels | Criterion**

**Met:** The applicant has stated that not having sills and lintels allows these windows to be more subtle, so cost or convenience do not factor into this request. Staff disagrees with this reasoning; however, the spirit of the criterion is met.

**Addition Window Shape | Criterion Met:**

The addition's square windows have not been tied to cost or convenience.

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

**Front Façade Window Shape | Criterion**

**Met:** The use of small, square windows in this location may provide the front façade with a more welcoming appearance. Without these windows, the house may appear closed-off and unapproachable.

**Front Façade Sills and Lintels | Criterion**

**Not Met:** The lack of sills and lintels on the new front façade will appear unfinished and inappropriate. These details are required on a Landmark building.

**Addition Window Shape | Criterion Met:**

The use of square windows helps minimize the size of the shed dormer element, which balances the second story as a lighter element than the first story.

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

**All Requests | Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

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

**All Requests | Criterion Met:** The requests would not affect the use of the structure, which is permitted.

h) The request is the minimum relief necessary to resolve a practical difficulty.

**All Requests | Not Applicable:** The requests are not numeric in nature.

i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**All Requests | Not Applicable:** The requests do not affect the status of the structure.

**Waiver Review: SmartSide Siding and Trim**

Code 153.174(J)(1) requires wood siding and trim, with others as approved by the Board. Request: to allow LP SmartSide siding and trim

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	<b>Siding and Trim   Criterion Not Met:</b> This is a personal request of the applicant with no reasons provided.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	<b>Siding   Criterion Not Met:</b> The proposed use on the historic portion of the house is not supported, nor are the proposed reveals. The addition’s use of the material could be acceptable with a reduction in reveal.  <b>Trim   Criterion Met:</b> SmartSide trim has been permitted at 17 and 27 N. Riverview; however, the texture needs to be identified as “smooth”.
c) 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>Siding   Criterion Not Met:</b> The use on the historic portion of the house does not meet the goal of preserving historic fabric. The reveal widths are too wide for a Landmark structure. With adjustments to the reveal, and confirmation of the smooth texture, use on portions of the addition could be appropriate.  <b>Trim   Criterion Met:</b> If the texture were confirmed as “smooth” on the drawings and specifications, this Waiver could be supported.

d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.

**Siding | Criterion Not Met:** This request appears to be to ease maintenance concerns, thus for convenience, but no information is provided.

**Trim | Criterion Not Met:** This request appears to be to ease maintenance/ convenience concerns, but no information is provided.

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

**Siding | Criteria Not Met:** The use of inappropriate reveals negatively affects overall design and is not appropriate in the District. The number of different reveals needs to be minimized.

**Trim | Criteria Met:** This material may be appropriate if the smooth texture is specified.

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

**Both Requests | Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

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

**Both Requests | Criterion Met:** The use will remain single family residential.

h) The request is the minimum relief necessary to resolve a practical difficulty.

**Both Requests | Not Applicable:** The request is not numeric in nature.

i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Both Requests | Not Applicable:** These Waivers will not affect the Landmark status of the structure.

**Waiver Review: Clear Coat Hyphen Siding**

153.174(J)(3)(a) requires historic paint be used, unless approved otherwise by the Board.  
 Request: to allow clear coat on the hyphen siding.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other	<b>Criterion Not Met:</b> This is a personal request of the applicant. The same request at 17 and 27 N. Riverview were not approved, and the applicant is aware of this.

circumstance outside the control of the owner/lessee, including easements and rights-of-way.

- b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.
- c) 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.
- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.
- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

**Criterion Not Met:** The Waiver will negatively impact both the immediate surroundings and the District as a whole, by setting an undesirable precedent with a Landmark structure.

**Criterion Not Met:** The Waiver request does not meet the spirit/intent of the Code and does not comport with Guidelines Sections 5.8A and B where traditional materials are expected and colors are similar to other buildings in the District.

**Criterion Met:** No evidence suggests this is a cost- or convenience-related request.

**Criterion Not Met:** From a preservation perspective the request is inappropriate, and therefore of lesser quality, in design.

**Criterion Met:** The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

**Criterion Met:** The structure will remain single-family residential, which is permitted in this district.

**Not Applicable:** The request is not numeric in nature.

**Not Applicable:** The request will not affect the status of the historic structure.

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	<b>Criterion Not Met:</b> Fundamentally, the addition is not yet subordinate to the historic house; however, it could be mitigated with appropriate details and information as noted herein. There are numerous Waivers that cannot be fully analyzed, based on lack of information; other necessary Waiver requests are not included. The total number of Waivers may indicate the need to more closely address the Code and Guidelines.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	<b>Not Applicable:</b> There are no associated PDPs or FDPs.
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation.	<b>Criterion Not Met:</b> The application is not yet consistent with the record established by the Board as detailed herein.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	<b>Criterion Met:</b> The project will remain single-family residential, which is permitted by the Code. No specific use standards apply.
e) The proposed development is consistent with the <i>Historic Design Guidelines</i> .	<b>Criterion Not Met:</b> The project does not yet meet the Guidelines in numerous ways as described herein.
f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	<b>Criterion Not Met:</b> The addition may not be consistent with the surrounding historic context, character, and scale of the area and District, although that may be mitigated with more appropriate details and materials.
g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the <i>Historic Design Guidelines</i> .	<b>Criterion Met:</b> The building siting is appropriate and meets the Board’s previous direction.

- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

**Not Applicable:** The Code does not require review of landscaping for residential projects, unless hardscape is greater than three feet tall.

## Recommendations

**Planning Recommendation: Table All Waivers** until justifications, materials, and details are fully addressed as noted herein. The applicant is encouraged to reduce the number of Waivers by following the Code and Guidelines more closely.

**Planning Recommendation: Table** MPR with findings:

- 1) There are numerous key areas of ambiguity and inappropriate design with this application as noted herein: the application is not ready for a determination.
- 2) No work on the walls or stairs is permitted without separate MPR approval, with the stipulations as outlined herein.
- 3) No work on the privy is permitted without details to determine if improvements are maintenance vs. MPR approval, as outlined herein and determined by staff.

If the Board agrees to table the request, the applicant could benefit from further direction to guide next steps. Suggested discussion includes:

- 1) Does the addition meet the criteria for "subordinate"?
- 2) Does the Board support the N. Blacksmith elevation as shown?
- 3) Does the Board support the materials indicated and their necessary Waivers?
- 4) Does the Board favor screening in the historic front porch?
- 5) Can the Board provide guidance on the chosen color scheme?
- 6) Other comments from the Board.

Should the Board wish to make a determination on the application as it is currently presented, Staff would recommend **Disapproval of Waivers and MPR** with the following findings:

- 1) The Waivers are not fully justified according to the requirements of Code 153.176(K)(5)(a-i), specifically will negatively affect the surroundings and District and do not ensure development of equal or greater quality of design and material.
- 2) The addition as presented is not subordinate to the historic house as required by Code 153.173(E)(2)(b) and Guidelines 4.12 and Figure 4.2.
- 3) The rear façade is not yet fully developed to mitigate the rear yard setback Waiver.
- 4) Proposed siding is inappropriate in both use and reveal as detailed herein.
- 5) Sills, lintels, and trim shall be added around the square windows to meet Code.
- 6) Potential material Waivers need to be reduced, and material call-outs need to be coordinated.
- 7) The color scheme does not follow the Pre-Approved Colors document.
- 8) Numerous details are lacking in specificity and/or are too modern.