

PLANNING REPORT

Architectural Review Board

Wednesday, January 29, 2025

Laird Residence 24-161INF

www.dublinohiousa.gov/arb/24-161

Case Summary

Address	273-013558
Proposal	Request for informal review and feedback for the construction of a new single-family home in the Historic District.
Request	Informal review and feedback on new construction.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review.
Applicant	Taylor Sommer, His and Hers Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Community Planning and Development



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Site Location Map

24-161INF - Laird Residence



- Site Features**
- 1 House Site
 - 2 100-year floodplain, approximately

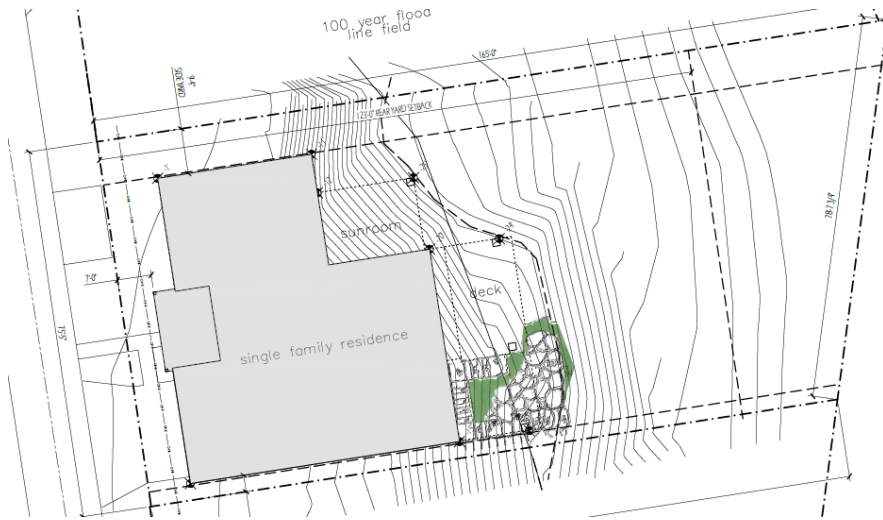


1. Request and Process

Request

The applicant is seeking feedback on:

- Construction of new residence on newly-split lot on S. Riverview Street.
- Use of "No Academic Style", 1 ½ story form, massing and design, similar size as neighboring structures.
- No Waivers sought.



Site Plan (S. Riverview Street to left, Scioto River to right)

Process

This project comes to the Commission because it will require a Minor Project Review (MPR) approval, and the applicant wishes feedback prior to that submittal.

2. Background

Site Summary

The .27-acre site is newly-created based on an approved administrative lot split. The site is located on S. Riverview Street, approximately 200 feet north of Short Street and is adjacent to the Scioto River. It is heavily treed and slopes dramatically down to the river. It also contains significant floodplain, similar to other lots on the east side of S. Riverview. See Floodplain.

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned Historic District-Historic Residential, and the requirements of Code Tables 153.173A and B apply to the request. Front yard setbacks are permitted at 0 feet, based on the proximity of the slope to the street. Lot coverage is capped at 45 percent, and maximum building height is 24 feet to the median of the gable. These are shown as 36.2 percent and 21 feet, 5 inches, respectively. No Waivers are currently indicated, although the Board has provided Waivers for rear building heights in similar circumstances.

Historic Design Guidelines

The Guidelines were updated in November 2024 to better address Background buildings, which include new construction. Specifically, Chapter 5 will apply at MPR.

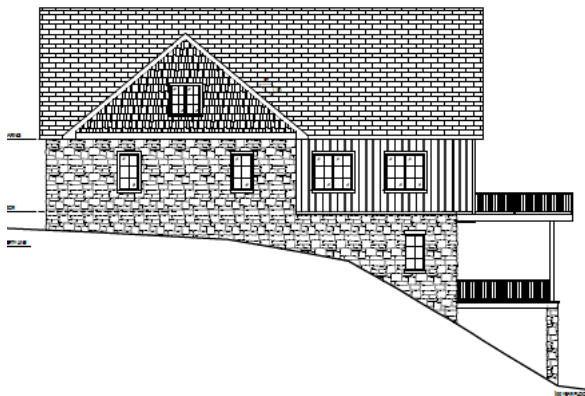
4. Project Summary

The applicant shows a 1½ story front façade facing S. Riverview, with a 2½ story façade facing the river. Massing along the front façade is simple, traditional, and vernacular and meets Guidelines 5.0 and 5.1B which note the need to respond to the height, massing, setbacks, form, and fenestration of the surrounding Landmark context. A projecting, centered front gable with simple columns delineates the front door. Window spacing and proportions appear appropriate at this stage per Guidelines 5.6, and trim, sills, and lintels are present as required by Code. The upper shed-roof dormer window should include mullions between the individual windows for a more traditional design. The Board is requested to comment on front massing.

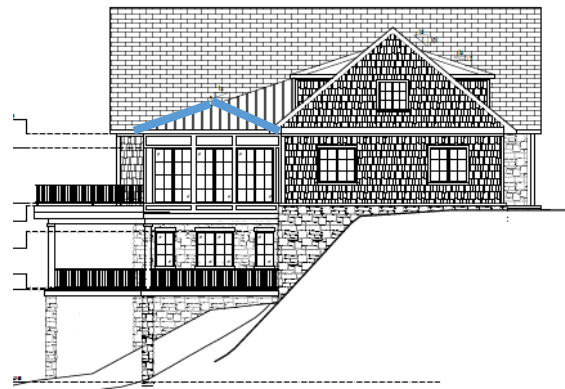


Front Façade

The side-facing façades and roof forms generally step down the slope, as encouraged by Guidelines 5.3D. A hipped gable form could be considered to address this more. These façades also show appropriate window spacing and proportions, although the windows on the south side may be too small for the mass of the façade. All double windows should have mullions between them for a more traditional appearance. The applicant may consider extending the stone foundation to the window sill levels. Two stories of decks are seen projecting toward the river. The Board is requested to comment on these elevations.



South Façade



North Façade (blue sunroom adjustment, see below)

The rear façade is broken up by a series of gables, decks, and a sunroom on the northeast corner. The use of decks and overhangs gives the appearance of the center portion projecting toward the river and the side portions receding; Staff is pleased with this approach. The organization of the elements is traditional, regular, and simple, meeting the intent of the Guidelines. Staff suggests a Waiver for a flattened sunroom roof, as shown in blue. This would avoid the extended gable toward the center of the façade, while allowing the sunroom to read separately, but fully in line with the supporting columns below. These supporting columns currently appear a bit undersized, and this will likely be addressed with future structural calculations. Windows and doors are appropriate here, only noting the need for mullions between the shed-roof dormer windows. The Board is requested to comment on rear massing and the potential for a roof pitch Waiver for the sunroom.



Rear Façade (blue sunroom adjustment)

Shed roof pitches are shown at 4:1, which is in accordance with Code 153.174(B)(4)(c)(3). Appropriate gable details (vents, windows) are shown per Guidelines 5.7A. All architectural details shall be required at MPR, and they should be modern interpretations of historic forms, per the Guidelines. The amount of deck railings is significant along the rear: these should be traditional materials and form.

A number of materials are preliminarily shown: stone, shake shingles, board and batten, plus two different roof types. All of these are traditional; however, the combination could be simplified. The shake shingles are primarily used on the front, and the board and batten is used exclusively on the rear. The applicant is encouraged to consolidate front and rear materials at MPR. Color usage may also help integration. The Board is requested to comment.

Floodplain

The City's floodplain regulations (Chapter 151) defines the Area of Special Flood Hazard as "*The land in the floodplain subject to a 1% or greater chance of flooding in any given year. Areas of special flood hazard are designated by the Federal Emergency Management Agency as Zone A, AE, AH, AO, A1-30 and A99.*" The proposed structure as shown on the provided plans is outside of the Zone AE floodplain. However, the deck-supporting columns and any rear yard landscaping are located within the FEMA designated Zone AE. As such, a Special Flood Hazard Area Development Permit (SFHAD) will be required.

Based on information provided to date, the floodplain boundary as shown on the Flood Insurance Rate Map for Franklin County and Incorporated Areas (number 39049C, panel 151K, effective June 17, 2008) may not accurately represent the flood risk on this property. Based on initial reviews of the applicant-provided information it would appear that the proposed deck columns will be located outside of the floodplain area, and that portions of any landscaping in the rear yard may also be outside of the floodplain.

Once an application is made to the City for a SFHAD Permit, a complete review of the documentation will be completed and a determination made. It is recommended that the applicant pursue a Letter of Map Amendment (LOMA) from FEMA to receive a formal determination regarding the status of the proposed structure. If approved, a LOMA would state that the proposed structure is not in the floodplain area, which could remove the requirement for a flood insurance policy on the property. This information should be reviewed by the applicant with their lending institution and insurance agent.

5. Questions for Discussion

- 1) Does the Board support the proposed massing, especially front and rear?
- 2) Does the Board support the elevations as shown, specifically the form of the side elevations?
- 3) Would the Board support a Waiver for the sunroom roof pitch?
- 4) What are the Board's thoughts on the use of materials?
- 5) Other considerations by the Board.