

PLANNING REPORT

Architectural Review Board

Wednesday, June 25, 2025

83 S. Riverview Street 25-048 Informal

www.dublinohiousa.gov/arb/25-048

Case Summary

Address	83 S. Riverview Street, Dublin, Ohio, 43017
Proposal	House addition on a .25-acre lot in the Historic District.
Request	Informal review and feedback.
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	Geoffrey and Melissa Hahm, Owners Kara McCoy, Simplified Living Architecture + Design
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us



Community Planning and Development



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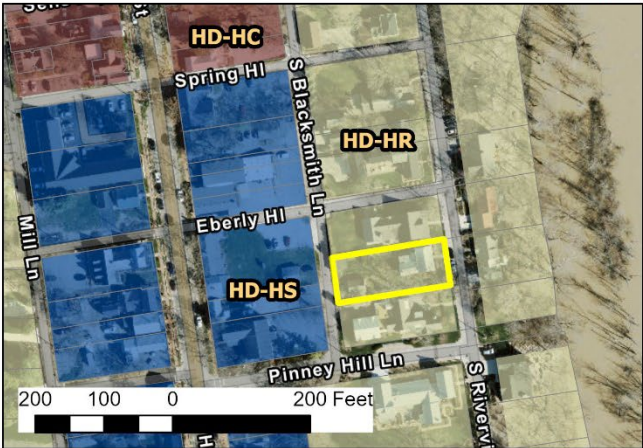
Site Location Map

25-048ARB-INF - 83 S Riverview St



Site Features

- 1 Eliud Sells House
- 2 Garage, Case 23-128

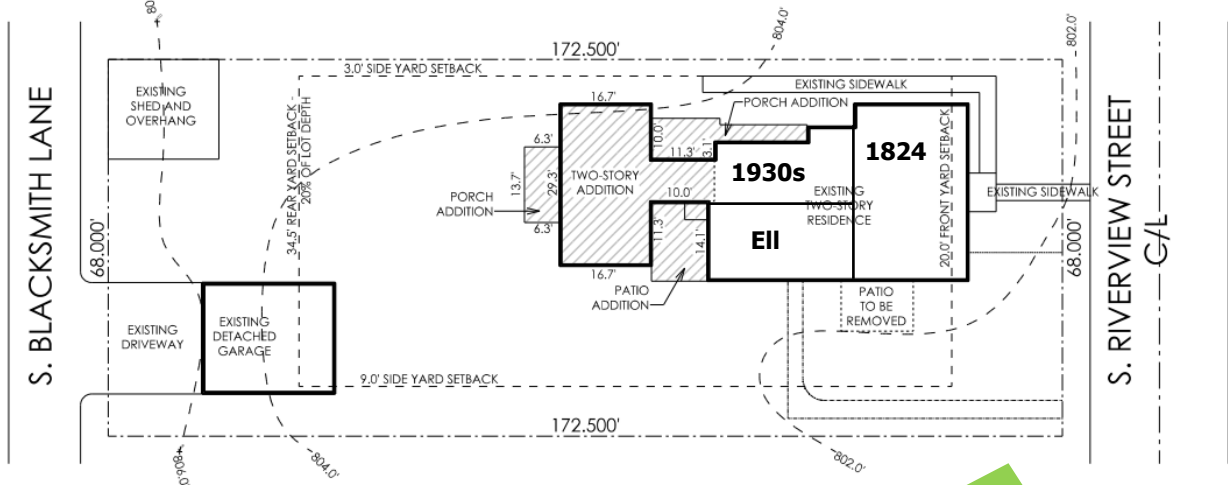


1. Request and Process

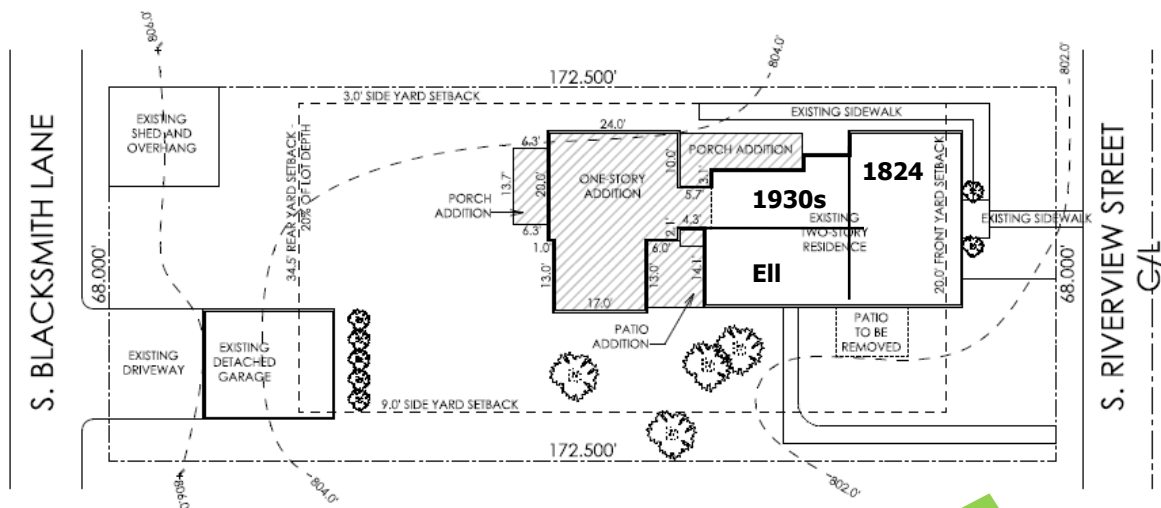
Request

The applicant is seeking feedback on:

- Two options for construction of an addition to a Landmark property.
- Waivers sought for building size and roof pitches.



Site Plan Option 1 (1.5 story)



Site Plan Option 2, (1 story) with larger footprint

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. Two options are presented for consideration, with staff analysis of each.

2. Background

Site Summary

The site contains a Landmark Federal-style house, built in 1824 by Eliud Sells, making it the oldest stone house in the District. It started as a single-story structure, and a second story was added shortly after construction. A single-story kitchen ell was also added early in the house's history. The house has very simple materials: native stone with flush quoins, minimal wood trim, and a standing seam roof. The front façade has three fenestration bays, with a slightly recessed front door in the center. The 2017 Historic and Cultural Assessment noted the building having good integrity and condition. A ca. 1930 CMU addition and chimney were added between the core and kitchen ell.

The 11,108-square-foot lot is zoned HD-HR, Historic Residential District, and is located approximately 80 feet northwest of the intersection of Pinney Hill Lane and S. Riverview Street.

History

November 2024, Case 24-134 (update in italics)

- Approval of demolition for the 1930s CMU addition and the associated brick chimney. *Owner now wishes to use the CMU structure as base for addition to avoid disturbing historic building's foundation.*

February 2024, Case 23-128

- Garage reclassified to Background per a Waiver (built of concrete block)
- Owner granted approval for new garage door, with Waiver for material

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. Waivers would be required for structure coverage in either option.

Requirement	Amount	Option 1	Option 2
Front yard setback	20'	Unchanged/legal	Unchanged/legal
Side yard setbacks	3'/12' total	>3'/>12'	>3'/>12'
Rear yard setback	20% depth	>20% depth	>20% depth
Structure coverage	25%	27.3%	28.6%
Lot coverage	45%	31.6%	32.8%
Building height	24'	20.6'	20.6'

The existing historic house, garage, and shed do not meet setbacks and are legal, non-conforming with no further action required by the Board, based on Code § 153.172(B)(4)(a).

Historic Design Guidelines

The Guidelines were updated in November 2024. Chapter 4, primarily Section 4.12, along with Chapter 5, will apply at MPR.

4. Project

Summary for Option 1

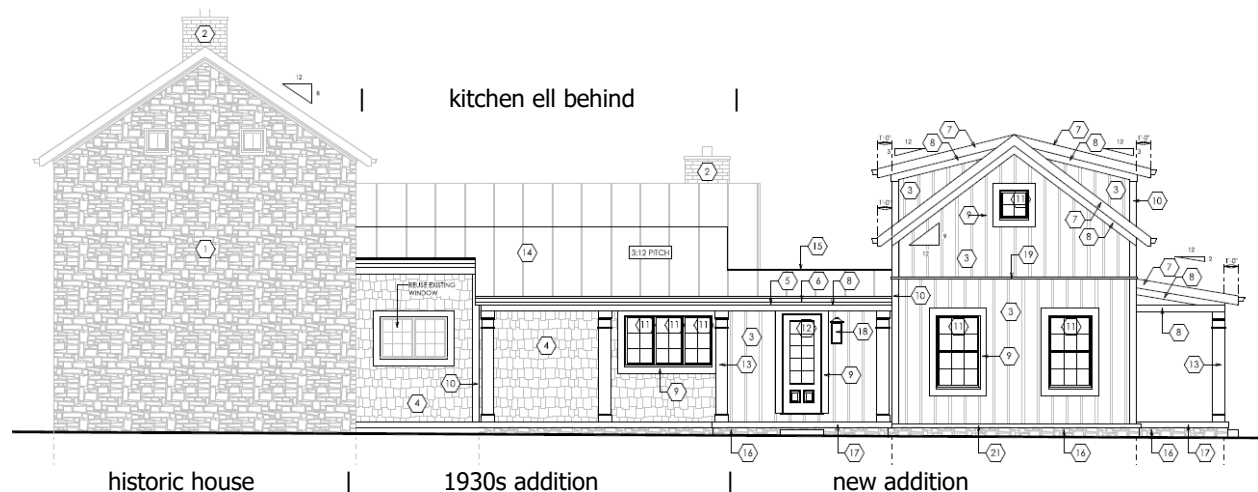
The project narrative describes the desire for a first-floor primary suite and second-floor storage area addition, along with various interior and exterior renovations. The 1930s CMU addition is kept and re-clad as part of the work. A porch is proposed on the north edge of the 1930s addition, with another porch at the rear of the new addition.

Staff has met with the applicant and expressed concerns with this option. As discussed at the demolition request in November 2024, the 1930s addition does not meet today's Code and Guidelines: it hides original fabric, its width is close to the original house's, the style is different, and the roof form is very different. The home owner's goal is to avoid disturbing the foundation of the original house by keeping the 1930s addition, while also addressing a leaking flat roof. These are understandable goals; however, the resulting new taller/longer roof form appears to cover an upper story historic window ("faux panel" on rear elevation), additional historic stonework, and a significant portion of the ell's roof, contrary to Guidelines 4.12D. A flatter roof could solve these issues, while still being weather-tight.



1930s addition in white

The proposed north porch addition is cut back from the historic house, creating a complicated roof shape not related to the original structure or ell. The porch is heavy in appearance and not sympathetic to the style of the original house. These conditions are in conflict with Code §§ 153.173(E)(2)(b) and (c) and Guidelines Section 4.12. The Pennsylvania Historic & Museum Commission (<https://www.phmc.state.pa.us/portal/communities/architecture/styles/federal.html>) notes that Federal buildings' identifiable features include "*classical* details, similar to the Georgian style, but *more delicate in size and scale*" (emphasis added). The hyphen at the new addition is readily discernable, per Code and Guidelines.

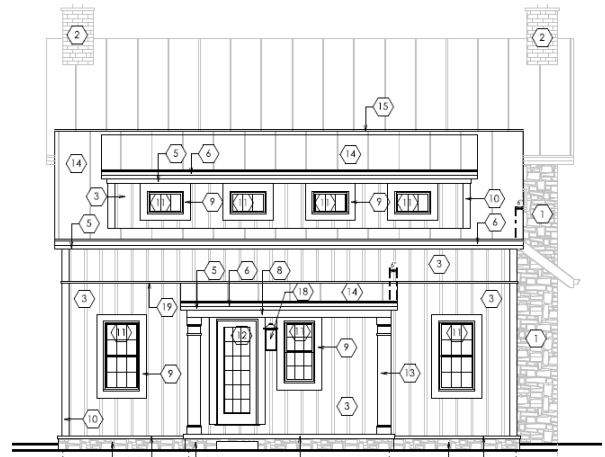


North Elevation, Option 1

The proposed renovation of the 1930s addition shows horizontal window forms that are not meeting Code § 153.174(D)(5) and Guidelines Section 5.6A, B, and C. Since this addition is built of CMU, and therefore modular, vertical window openings are possible with these renovations.

Option 1's addition has proportionality concerns: it is small and upright, based on a desire to leave maximum yard area. Staff suggested:

- Using the proportions of the original house as a guide
- Possibly using more height, if balanced with the overall size of the addition, or conversely removing the second floor and relocating the storage area (see Option 2).
- Avoiding the 45 degree gable pitch (*Get Your House Right, Cusato and Pentreath, page 191*), and using the pitch on the historic building, per Guidelines 5.3B
- Avoiding the horizontal windows on the shed dormer, and square windows in the gables, which do not meet Code § 153.174(D)(5)
- Setting the shed dormers back from the main façade of the house (*Get Your House Right, page 120*)
- Ensuring window and door alignments are symmetrical per Guidelines 5.6A
- The owner, applicant, and staff had meetings to go over these concerns, and it was encouraged that loose sketches be used to determine best massing, shape, and forms, rather than the fully-rendered drawings used for this option (see Option 2).



Rear/West Elevation, new addition, Option 1

Summary for Option 2

Based on discussions with the owner, simplified sketches were provided as Option 2. This layout covers slightly more of the lot than Option 1. The porch addition on the north side is pulled back from the original house, and the roof angle is lowered. The shape and proportions repeat the form of the original house and historic ell. Thus, a number of the previous proportionality concerns are addressed here. Specific comments include:

- The addition's height is the same as the kitchen ell on the south and north elevations, although it reads differently on other elevations. The addition height should match, or be lower than, the ell's height
- The hyphen is not readily discernable here, contrary to Guidelines 4.12A and D
- The eaves of the addition should match the same on the kitchen ell
- The column/door conflict on the north elevation should be better aligned, and the three columns spaced evenly
- The west elevation's porch and window alignments should be centered in the gable
- The illustrative elevations show a complex variety of siding materials



North Elevation, Option 2

Additional Comments

Design details that are beyond Informal scope have been brought to the applicant's attention and need to be addressed at MPR regardless of chosen option.

They include:

- The shake shingles, plus board and batten, are too busy for the style of house; one material is recommended, with a small-reveal smooth lap siding being best
- Cedar or rough-sawn texture siding is not supported, per Guideline 4.12F
- Ensure all windows meet historic proportions and locations, per Guidelines 4.8C
- Windows and doors need required sills, per Code § 153.174(D)(4)
- Paired windows should be separated by casings
- There will likely be additional comments as details are refined



Rear/West Elevation, new addition, Option 2

5. Questions for Discussion

- 1) Does the Board favor Option 1 or Option 2?
- 2) Relative to the favored option, does the Board support the massing of the addition?
- 3) Per the favored option, would the Board support maximum footprint and roof pitch Waivers?
- 4) Per the favored option, is the hyphen adequately expressed?
- 5) Does the Board support the porch forms and/or horizontal windows?
- 6) Does the Board agree with the materials as suggested?
- 7) Other discussion by the Board.