

18-068ARB-INF – 110-112 S. RIVERVIEW ST. INFORMAL REVIEW

Site Location

East of Riverview Street, south of the intersection with Pinneyhill Lane.

Zoning

BSD-HR, Bridge Street District - Historic Residential District

Property Owner

JC Land Company LTD

Applicant/Representative

Neil Widerschein

Applicable Lane Use Regulations

Zoning Code Sections 153.066, 153.170, and the *Historic Dublin Design Guidelines*

Request

Informal Review and non-binding feedback regarding demolition of an existing two-family home, and construction of a new single-family home.

Staff Recommendation

ARB provide an Informal Review with non-binding feedback for the proposal.

Contents

1. Context Map.....	2
2. Overview	3
3. Elevations & Site Plans.....	5
4. Informal Review Considerations	7
5. Recommendation.....	7

Case Manager

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Summary

The applicant is requesting non-binding feedback for a proposal to demolish an existing two-family home, and construct a new single-family on a 0.58-acre parcel zoned BSD-HR, Bridge Street District – Historic Residential located within Historic Dublin.

Zoning Map

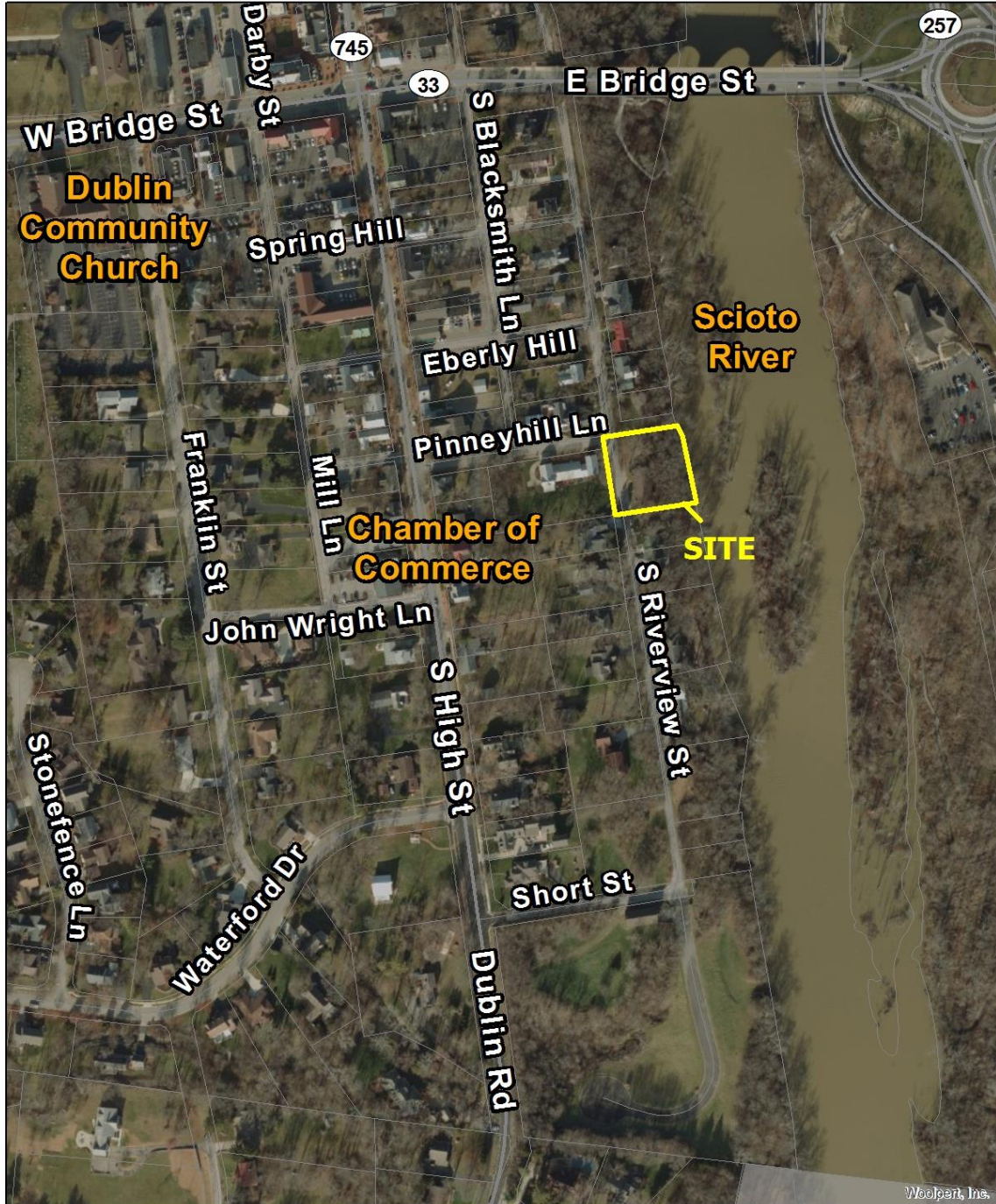


Discussion Questions

- 1) Does the Board support demolition of the existing structure?
- 2) Is the Board supportive of construction of a new home within the Historic Residential neighborhood?
- 3) If the Board is supportive of a potential demolition, is the proposed scale, architecture, and associated details appropriate for new construction?
- 4) Other considerations by the Board.

1. Context Map

East of Riverview Street, south of the intersection with Pinneyhill Lane.



18-068INF
Informal Review
110-112 S. Riverview St.

0 115 230
Feet

2. Overview

A. Background

The 0.58-acre site has approximately 160 feet of frontage along both S. Riverview Street and the Scioto River. The site is located south of the intersection with Pinneyhill Lane. The site has a significant grade change from S. Riverview Street down to the Scioto River. Along the river there are mature trees located within the designated floodplain.

Today, the site contains a 1966 two-family, brick ranch with a rectilinear footprint. The home has a symmetrical design with two large six-over-six windows and two front doors centrally located on the west façade; and, two smaller six-over-six windows flanking on either side of the home. There is an existing deck and walkout located to the rear of the structure.

B. Site Characteristics

1) Natural Features

The site is located on the western bank of the Scioto River. There is a significant grade change from west to east, which makes only the western portion of the site developable. Additionally, the site contains floodplain on the east half adjacent to the river further restricting the developable area. The existing structure is located outside of the floodplain. The site contains a number of mature trees.

2) Historic and Cultural Facilities

In 2017, the City of Dublin published a Historical and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the property was reviewed, and was not found to be listed on the Ohio Historical Inventory (OHI) nor was the property found to be contributing; although, the property is recommended to be considered for a contributing designation based on age.

3) Surrounding Land Use and Development Character

- North: BSD-HR, Historic Residential (Vacant)
- East: City of Columbus (Scioto River)
- South: BSD-HR, Historic Residential (Single-family Residential)
- West: BSD-HR, Historic Residential (Single-family Residential)

4) Road, Pedestrian and Bike Network

The home is situated on the east side of S. Riverview Street. Access is provided by an informal gravel drive parallel to S. Riverview Street with a paver walks providing access to the units.

5) Utilities

The site is served by public utilities. Sewer is located along S. Riverview Street, and a Storm Sewer outlet is located along the north property line near the terminus of Pinneyhill Lane.

C. Proposal

1) Summary

This is a request for an Informal Review for non-binding feedback regarding the demolition of the existing two-family structure, and the construction of a new single-family home.

2) Demolition

The request is for feedback on the appropriateness of demolition of an approximately 3,000-square foot, 1966 two-family, brick ranch. The home is not listed on the OHI nor is it identified as a contributing building in the City's Historical and Cultural Assessment.

The applicant has provided an inventory of the current conditions of the property which include a crumbling low course foundation, deteriorating brick and mortar, aging windows, and positive lead and asbestos contamination.

The interior of the home is configured for two separate residential units. The applicant has provided interior photos to demonstrate no major interior renovations have taken place. Additionally, the applicant notes the outdoor amenities and access points require replacement and redesign to be functional.

Future review and approval of a demolition request is required for the existing two-family home. Staff has provided the demolition criteria below for the Board's reference. As part of a future demolition request the applicant will be required to demonstrate economic hardship or unusual and compelling circumstance exists, or two of the following criteria are met:

- 1) The structure contains no features of architectural or historical significance to the character of the area in which it is located;
- 2) There is no reasonable economic use for the structure as it exists or as it might be restored, and there is no feasible and prudent alternative to demolition;
- 3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful; and,
- 4) The location of the structure impedes orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of its immediate vicinity; or the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

The applicant is seeking feedback to determine if the property is a viable site for redevelopment for a new single-family home.

3) New Construction

The proposal is also a request for feedback on a potential future application to construct a new build single-family home on the property. The applicant is proposing an approximately 3,000-square foot ranch generally within the footprint of the existing home. The proposed home is intended to evoke elements of a cottage while incorporating traditional craftsman architectural features.

In detail, the proposed conceptual elevations depict an approximately 100-foot wide home with a total height, to the top of the roof, of approximately 24 feet. The home will have a traditional stone water table with a mixture of horizontal and vertical board-and-batten siding. The primary structure is symmetrical in design with a double front door and stoop with two columns. On either side of the entry is a gable roof detail and a group of three six-over-six windows. A three-car front-loaded garage is proposed to the north of the main home connected via an enclosed corridor connector.

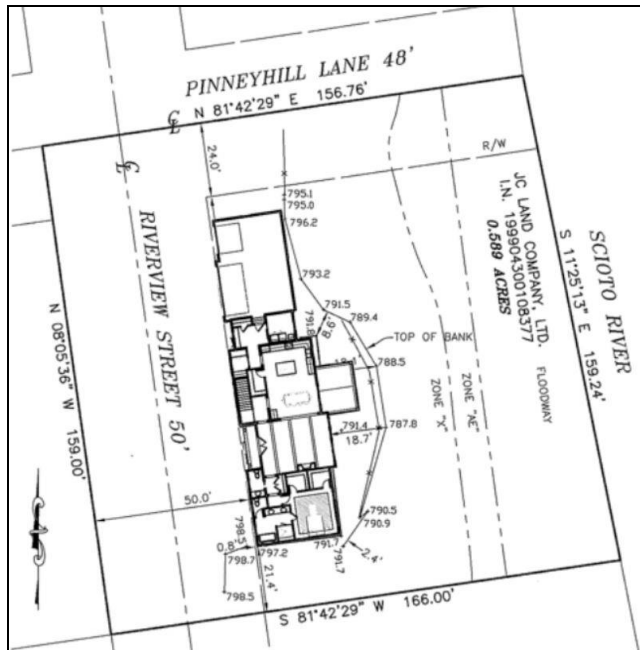
In considering new construction within a historic district it is prudent to ensure the scale, character, and location are in keeping with the District, but do not detract from the historic value of adjacent properties.

3. Elevations & Site Plans

A. Existing



B. Proposed



4. Informal Review Considerations

1) Does the Board support demolition of the existing structure?

Requests for demolition of structures within the Historic District are not considered lightly. The Code requires the applicant to bear the burden of demonstrating an economic hardship or usual and compelling circumstance, or two of the four criteria for demolition are met. The applicant has provided a qualitative assessment of the home's existing conditions. Staff encourages the Board to consider each criteria, and to identify what additional information, if any, the Board will require to make an informed decision.

2) Is the Board supportive of construction of a new home within the Historic Residential neighborhood?

The property is located within Historic Dublin and is zoned BSD-Historic Residential Neighborhood. The zoning district has neighborhood specific standards that note "the BSD Historic Residential neighborhood represents a snapshot in time that should be maintained, preserved, and protected". The Board should consider if the proposed new

build is appropriate within the neighborhood if demolition of the existing structure is supported.

3) If the Board is supportive of a potential demolition, is the proposed scale, architecture, and associated details appropriate for new construction?

The Historic Dublin Design Guidelines provide general guidance about the scale and form, architectural character, and materials and details appropriate for new construction within the District. The Code provides a limited number of development standards in order to preserve the existing character with a maximum building height of 35 feet and lot coverage up to 50 percent. If the Board is supportive of a potential demolition, the applicant requests feedback with regard to the scale, architecture, and materials of the proposed new single family home.

5. Discussion Questions

Staff Recommendation

The Informal Review provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Architectural Review Board to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Board consider this proposal with respect to the demolition, architectural details, and scale. Listed below are suggested questions to guide the Board's discussion:

- 1) Does the Board support demolition of the existing structure?
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