

## 20-005ARB-MPR – 185 S. RIVERVIEW STREET

### Summary

This is a request for review and approval of a Minor Project Review application for the construction of a one-story, 2,900-square-foot residence and associated site improvements on a 0.39-acre site within the Historic Dublin.

### Site Location

West side of S. Riverview, approximately 325 feet north of the intersection with Short Street.

### Zoning

BSD-HR, Bridge Street District – Historic Residential District

### Property Owners

Kent and Amy Underwood

### Applicant/Representative

Heidi Bolyard, Simplified Living Architecture

### Applicable Land Use Regulations

Zoning Code Section 153.066, 153.174 and the *Historic Dublin Design Guidelines*

### Case Manager

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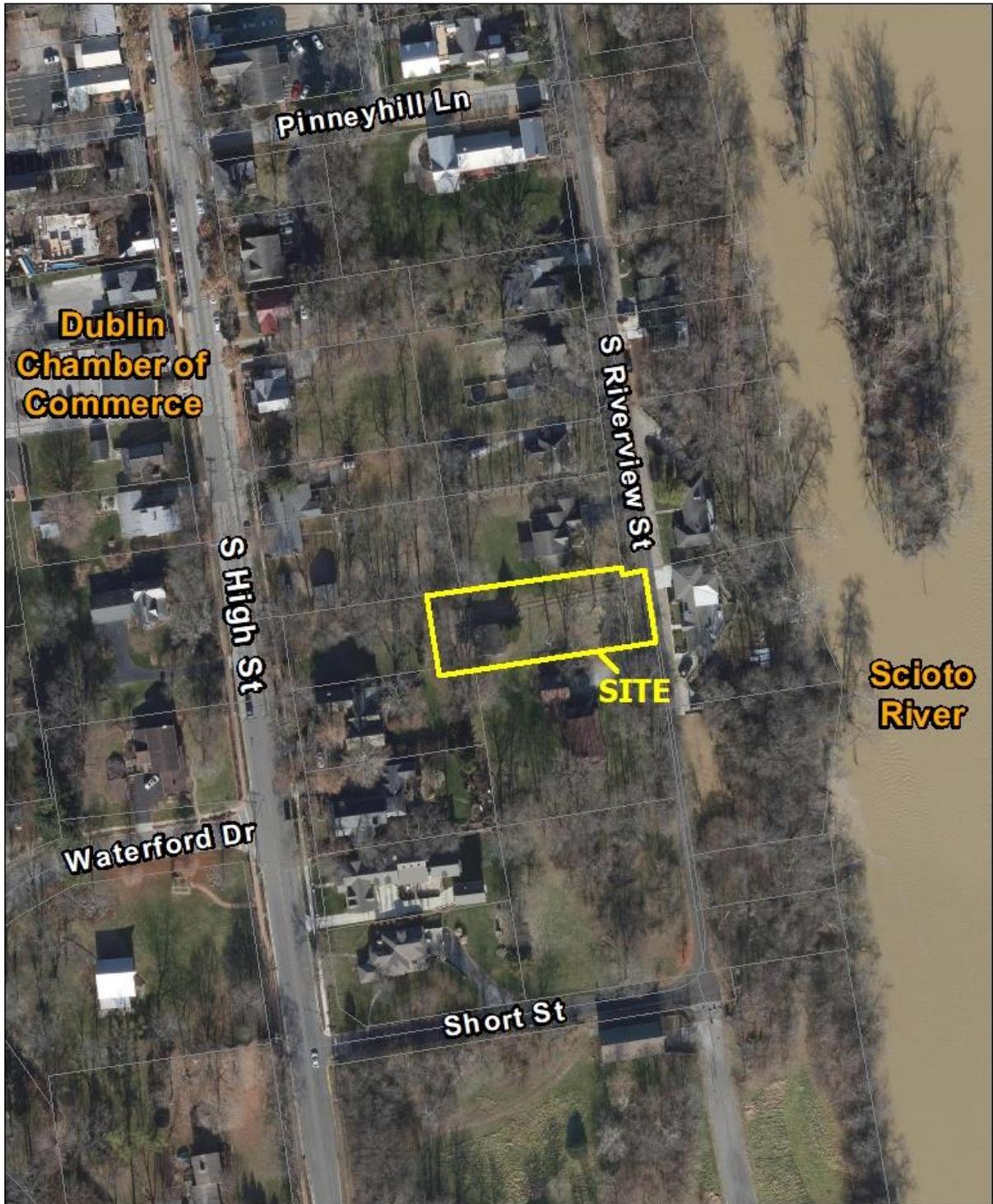
### Next Steps

Upon review and approval by the Architectural Review Board of this application, the applicant can proceed with obtaining building permits.

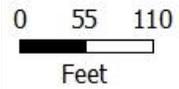
### Zoning Map



# 1. Context Map



20-005ARB  
Architectural Review Board  
185 S Riverview Street



## 2. Overview

### Background

The .39-acre parcel has approximately 80 feet of frontage along S. Riverview Street. There is a minimal amount of grade change across the site from west to east. The site is accessed by a gravel driveway from S. Riverview Street.

Today, the site contains a one-story, 1,200-square-foot, single-family home built in 1960. The home is of a contemporary style with frame and concrete block construction finished in stucco. The front door is located at northeast corner of the home beneath a metal canopy. There is an attached single-car garage located northwest of the home. The home is setback approximately 150 feet from S. Riverview Street. Presently, there is large open lawn, several mature trees, and minimal landscaping that provides separation between the home and street. The structure at 185 S. Riverview Street was previously approved to be demolished by the Architectural Review Board (ARB) in September 2019, but has not yet been demolished.

### Case History

In September 2019, the Architectural Review Board reviewed and approved an application for both 179 and 185 S. Riverview Street. At the time, the proposal included combination of the lots to establish a single parcel. The application was for exterior modifications and building additions for an approximately 3,800-square-foot, one and a half-story, single-family home with an attached one and a half-story, three-car garage.

### Site Characteristics

#### *Natural Features*

The site has a large open lawn and several mature trees around the site. No other natural features are located on the site.

#### *Historic and Cultural Facilities*

In 2017, the City of Dublin published a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the property was found to be recommended contributing. The assessment was conducted as a field assessment with view only from the public right-of-way. The assessment was conducted from the right-of-way, which is a significant distance from the structure and is obscured by an overgrowth of mature trees. The property is not listed on the Ohio Historical Inventory.

#### *Surrounding Land Use and Development Character*

North: BSD-HS, Bridge Street District – Historic Residential (Single-family Residential)  
East: BSD-HR, Bridge Street District – Historic Residential (Single-Family Residential)  
South: BSD-HR, Bridge Street District – Historic Residential (Single-Family Residential)  
West: BSD-HR, Bridge Street District – Historic Residential (Vacant)

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

The site has frontage on S. Riverview Street. A driveway that provides vehicular access to the site. There are no sidewalks along S. Riverview Street, although the street functions as a yield street with slow vehicular traffic and a number of pedestrians.

### *Utilities*

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

### **Proposal**

The proposal is for the construction of a new approximately 2,900 square-foot, one and a half-story Craftsman style bungalow with a two-car attached garage and a two and a half car detached garage.

### *Site Layout, Setbacks and Lot Coverage*

Code identifies required setbacks based on street as well as existing context and character. For the west side of S. Riverview Street, the required front yard setback is 20 feet, rear yard setback is 15 feet, and the side yard setbacks are a minimum of 3 feet and cumulative combination of 12 feet. The home is proposed to be located 22 feet from the front property line, 99 feet from the rear property line, 27 feet from the north (side) property line and 12 feet from the south (side) property line. A detached garage is proposed in the northwest portion of the site 15 feet from the rear property line and 5 feet from the north property line.

While the proposal is compliant with the required setbacks, the site plan incorrectly depicts the limits of the parcel as the parcel extends to the centerline of S. Riverview Street. The setback in Historic Dublin is consistently measured from the edge of pavement of the street. The applicant should revise the site plan to show correctly the extent of the lot and setback of the home from the edge of pavement of S. Riverview Street. The result will be that the home will be sited further back than currently proposed.

The Historic Dublin Design Guidelines recommend that homes be sited in a manner that is contextually sensitive to the District. The existing development pattern immediately adjacent to the property is not consistent with the overall development pattern along the west side of S. Riverview Street. The homes at 179 and 195 S. Riverview Street are located on larger lots with homes that are too contemporary to be eligible for review as a historic and cultural resource that contributes to the District. Staff finds the siting of these homes is not an appropriate benchmark for new residential development along S. Riverview Street. Homes with a more comparable front yard setback include 73 S. Riverview Street at 24 feet, and 97 S. Riverview Street at 26 feet.

The home is proposed to have both vehicular and pedestrian access. A driveway is proposed to be located north of home with access to the attached and detached garages. A walk is proposed perpendicular to S. Riverview Street, providing access to the front door.

The maximum permitted lot coverage is 50 percent. With the proposed home, detached garage, driveway and patio the proposed lot coverage is 49.8 percent. The applicant has provided a preliminary landscape plan for the Board's reference. Residential landscaping is not subject to review and approval by the Board.

### *Scale, Mass, and Height*

The scale and mass of the proposed home is in keeping with a contemporary Craftsman style bungalow. The front portion of the home expresses the form of a story-and-a-half bungalow

while the rear portion of the home expresses a modern building addition with an attached two-car garage. The addition is broken into two masses with a hyphen connector. The rear of the home is generally the same height as the front portion of the home. The maximum permitted height for the primary structure, to the midpoint of the eaves, is 35 feet. The height of the home is approximately 22 feet in height with an overall height, to the top of the structure, of 26 feet. The maximum permitted height for an accessory structure, like the detached garage, is 18 feet. The maximum size for a detached accessory structure for a lot of this size is 840 square feet or 30 percent of the livable area of the structure, whichever is greater. The proposed garage is 17 feet-11 inches in height and 832 square feet in area, which complies with the standards.

### *Architectural Details*

#### *1) East Elevation (Front) – S. Riverview Street*

The east elevation is a contemporary Craftsman character with traditional front porch and enclosed sunroom with tapered columns and a side gable Craftsman roof with a shed dormer and decorative rafters.

The home is proposed to have stone veneer clad foundation (Casa di Sassi – Bianco Blend). The stone veneer is the same veneer proposed on 158 S. High Street although the applicant has indicated it will be finished differently to differentiate it from the neighboring property to the rear. The consultant recommendation is the applicant revise the stone selection to have a stacked appearance versus an ashlar pattern. Fieldstone or rubble stone are identified as options that could contribute to a more authentic character of the columns, foundation, and chimney. The Board should consider if an alternative stone would enhance the character of the home.

The front porch is proposed to extend the length of the front façade with an enclosed sunroom at the south end and an open entry and porch at the north end. The porch includes four, square tapered columns with a stone base. A fifth tapered column completes the porch on the south elevation. A sixth tapered column should be added to the north elevation to be consistent with the south elevation.

The front door is proposed to be a natural oak Arts and Crafts style door with decorative panels on either side accented with Craftsman style lanterns. It is unclear if door 403, 404, or 406 is the preferred selection as identified on the material cut sheets. The applicant should clarify the front door selection as the elevations and materials conflict.

All windows are proposed to be Anderson vinyl clad wood window with full divided lights finished in a dark bronze. Four six-over-one windows are proposed over a 4-inch vertical siding with horizontal trim board that enclose the sunroom. Three six-over-one windows are proposed along the porch, and a shed dormer with four six-over-one windows is integrated into the roofline. The trim board that finishes the vertical siding enclosure on the sunroom should turn the corner to be consistent on the south elevation.

The roof is proposed to be finished in a Landmark Series – Colonial Slate dimensional asphalt shingle. The body of the home, on all sides, is proposed to be a smooth 5.25-inch HardiePlank siding finished in a Bungalow Gray (SW 2845) with trim and column details to be finished in an Alabaster white (SW 7008).

2) *North and South Elevations (Sides)*

The north and south elevations have a similar character; however, the elevations should be revised to ensure consistency across both elevations, subject to Staff and consultant approval.

The Craftsman front of the home is a side gable resulting in gable ends on both the north and south elevations. A prominent stone clad chimney with symmetrical square windows on either side typifies the front portion of the north elevation. A single window is located in the gable end of the north elevation, which is inconsistent with the window located in the gable end on the south elevation. The applicant should revise the window in the gable end on the south elevation to match the north elevation. The gable ends are proposed to be finished with a straight edge HardieShingle finished in Bunglehouse Gray (SW 2845). The material transition between shingles and horizontal siding is inconsistent between the north and south elevations occurring at different heights. The heights should be revised to match, as well as the finishing details.

The rear of the Craftsman style bungalow is an extended building addition connected to an attached two-car garage and screened-in porch with a hyphen connector. The addition to the bungalow incorporates Craftsman details to reinforce the character. To further reinforce the character the consultant recommends considering adding two tapered stone columns along the south elevation of the screened in porch. The Board should consider if this is an item that would improve the aesthetic of the home.

3) *West Elevation (Rear)*

The rear elevation of the home is proposed to be a simple gable end with finishes to match other elevation. The west elevation provides access to an open and uncovered patio.

4) *Detached Garage*

The detached garage is proposed to be located in the northwest corner of the site. The two-and-half-car garage continues the consistent architectural character. The garage is a simple front gable structure with a lean-to shed roof to accommodate a workshop. The garage doors are proposed to match the main home (CHI Overhead Doors – Stamped Carriage Style); however, the window are a more modest selection that is appropriate to an accessory structure. Gooseneck fixtures are proposed over each garage door.

### 3. Criteria Analysis

#### *Minor Project Review Analysis [§153.066(J)]*

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.  
Criteria Met with Condition. The Minor Project is consistent with the scale and character of Historic Dublin. The proposal meets the intent of the Bridge Street District to promote walkable environment with structures that prioritize the street facing façade. The applicant should update the plans to reflect accurately the parcel location with regard to

S. Riverview Street and to measure the setback from the edge of pavement of the street.

- 2) The Minor Project is consistent with the approved Final Development Plan.  
Criteria Met. The site is not part of a previously approved Final Development Plan; however, the proposed home is consistent with previously approved applications in the District.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board.  
Criteria Met with Conditions. The proposal generally aligns with the record established by the Architectural Review Board. The applicant should update the plans to ensure consistency across the north and south elevations. The applicant should provide an additional column on the north elevation, and ensure the window in the gable end on the south elevation matches the north elevation, all subject to Staff approval. Additional details should also be consistent across elevation as detailed in the Staff Report.
- 4) The Minor Project meets all applicable use standards.  
Criteria Met. The proposal is for a single-family residence where single-family residential is a permitted use.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the Historic Dublin Design Guidelines.  
Criteria Met. The proposed improvement represents continued investment within the Bridge Street District and Historic Dublin, which aligns with the vision for the area. The proposal is generally in alignment with the recommendations of the Historic Dublin Design Guidelines.

*Board Order Standards of Review [§153.174(B)]*

- 1) The character and materials are compatible with the context.  
Criteria Met. The applicant is proposing a consistent Craftsman style design language across the structure. Bungalows are traditional to Historic Dublin although they are not pervasive.
- 2) Recognition and respect of historical or acquired significance.  
Criteria Met. The proposal is consistent with the historic character of Historic Dublin without trying to recreate a false sense of the history. The structure contributes to the walkable nature of the District.
- 3) Compatible with relevant design characteristics.  
Criteria Met. This proposal is compatible with surrounding properties in Historic Dublin in terms of design characteristics. While the adjacent residences are not appropriate comparisons as they are not old enough to be historic resources within the District, there are properties that evoke similar design characteristics.
- 4) Appropriate massing and building form.

Criteria Met. The proposed home has a mass and form that is similar from other homes throughout Historic Dublin. The primary Craftsman bungalow form sits on the street while an addition and detached garage sit to the rear.

- 5) Appropriate color scheme.

Criteria Met. The color scheme is consistent with the recommendations of the *Historic Dublin Design Guidelines* to preserve the unique character of Historic Dublin. The character of the home and color palette is indicative of a Craftsman home.

- 6) Complementary sign design.

Not Applicable. No signs are proposed as part of this application.

- 7) Appropriate landscape design.

Not Applicable. Residential landscaping is not regulated by the Code or ARB. The applicant has provided a conceptual landscape plan for reference only.

- 8) Preservation of archaeological resources.

Not Applicable. No archaeological resources have been identified with this site. Although should resources be identified the property owner should notify the City.

#### 4. Recommendation

Planning recommends **approval** of the Minor Project Review with five conditions:

- 1) The applicant revise the Site Plan to show the correct extent of the lot to the centerline of S. Riverview Street and the setback of the home measured from the edge of pavement of S. Riverview Street; the result will be that the home shifts to the west.
- 2) On the north elevation of the front porch, the applicant revise the plans to add a tapered column (total six) to be consistent with the south elevation.
- 3) The applicant clarify the front door selection as the elevations and material cut sheets conflict.
- 4) On the south elevation, the trim board that finishes the vertical siding enclosure on the sunroom be revised to turn the corner to be consistent with the east elevation.
- 5) The north and south elevations be revised to ensure consistency across both elevations including the windows in gable ends and the material transition location and details, subject to Staff approval.