

## 20-187ARB-MPR – 185 S. RIVERVIEW STREET

### Summary

Request for a review and approval for construction of a new one-and-a-half story, single-family home located on a 0.37-acre site.

### Site Location

The site is located west of S. Riverview Street, approximately 300 feet north of the intersection with Short Street.

### Zoning

BSD-HR: Bridge Street District – Historic Residential District

### Property Owner/Applicant

Kathie Ghidotti/Paul Ghidotti

### Representative

Richard Taylor, AIA, RTA

### Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.174 and Historic Dublin Design Guidelines.

### Case Manager

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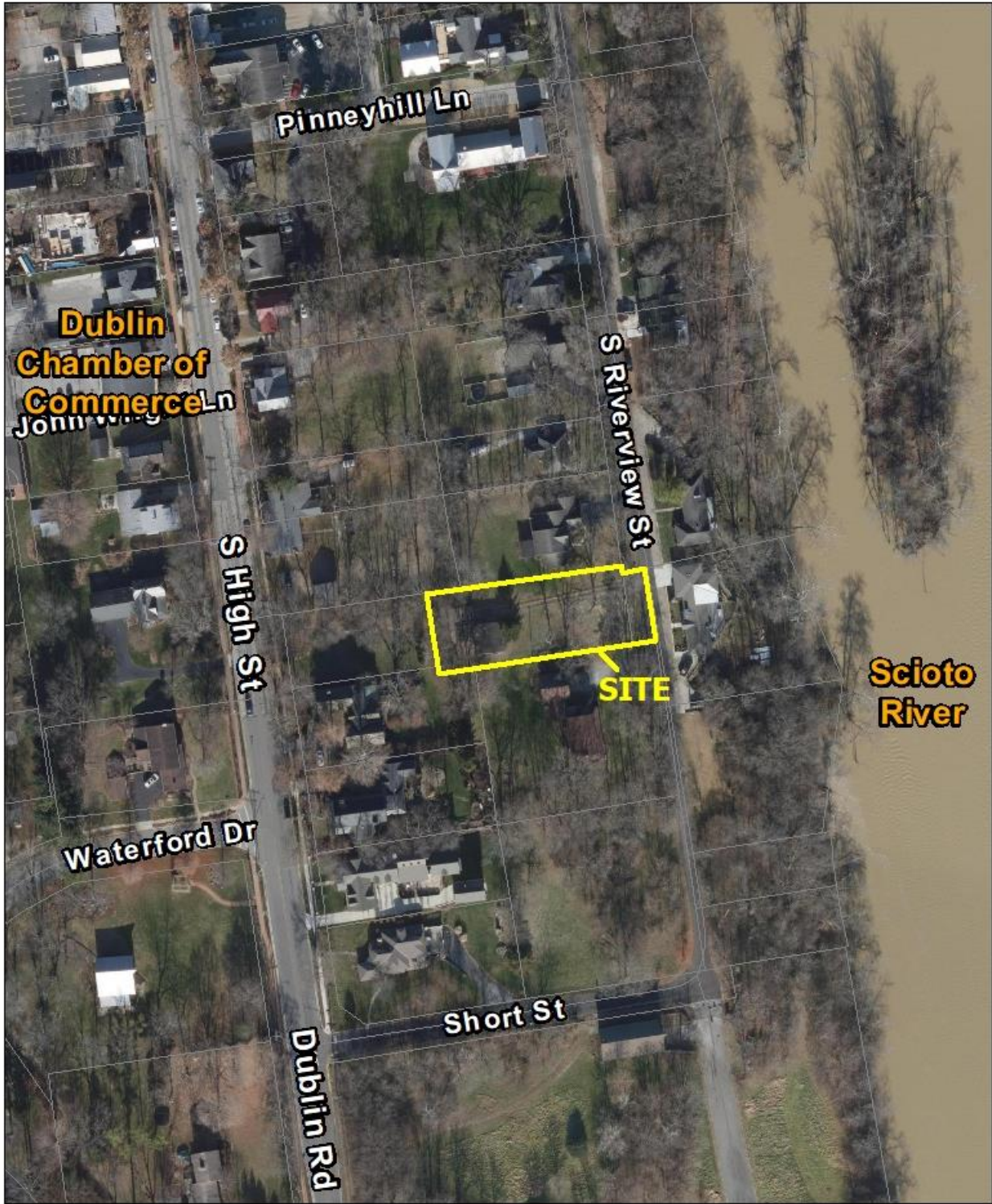
### Next Steps

Upon review and approval of a Minor Project Review by the Architectural Review Board (ARB), the applicant may file for Building Permits.

### Zoning Map



# 1. Context Map



20-187MPR  
Minor Project Review  
185 South Riverview Street

0 55 110  
Feet

A north arrow symbol consisting of a vertical line with an arrowhead pointing up, and a circle containing the letter "N" below it.

## 2. Overview

### Background

The 0.37-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 presently vacant as a previous 1,200-square-foot, single-family home built in 1960 was demolished subsequent to approval from the Architectural Review Board (ARB).

### Case History

In June 2020, the ARB reviewed and approved demolition of the existing home due to the deteriorated and hazardous condition. There were no conditions of approval associated with the action to allow the property owner to demolish the home prior to approval of a new project.

In September 2020, the ARB provided feedback on an informal review for a potential future application to construct a new one-and-a-half story, single-family home with a three-car attached garage on a 0.37-acre site. The Board expressed support for the proposed design, particularly the proposed site layout and unique architectural character. The Board encouraged the applicant to provide separation between the home and the two-story attached garage. At the time, some Board members identified opportunities to simplify the convergence of rooflines along the south elevation.

### Updates

The design remains largely consistent with the September proposal given the Board's positive feedback. The applicant has made minor updates to address Board concerns. The final design includes the following updates:

- Masonry clad chimneys
- Reduced garage height
- Separation of garage with shed roof stoop
- Greater preservation of open rear yard

The proposed design retains some design elements that were discussed at the previous ARB including the convergence of rooflines along the south elevation. The applicant has included a building section to provide greater clarity. Additionally, the applicant has proposed final material selections with this submittal for the Board's review.

### Site Characteristics

#### *Natural Features*

The site is generally flat. There are no contributing natural features that would be impacted by the proposed construction. The applicant previously indicated a desire to preserve a mature front yard tree. After further inspection, the tree was determined to be in poor health and is no longer proposed to be preserved.

#### *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 home, previously demolished, was found to be recommended contributing.

*Surrounding Land Use and Development Character*

North: BSD-HR: Historic Residential (Single-Family Residential)  
East: BSD-HR: Historic Residential (Single-Family Residential)  
South: BSD-HR: Historic Residential (Single-Family Residential)  
West: BSD-HR: Historic Residential (Vacant)

*Road, Pedestrian and Bike Network*

The site has frontage on S. Riverview Street (±80 Feet). There are no sidewalks along S. Riverview Street; although the street functions as a yield street with slow vehicular traffic and a number of pedestrian users.

*Utilities*

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

**Code and Guidelines**

*Bridge Street District – Historic Residential District*

The Bridge Street District (BSD) establishes form-based zoning regulations for the approximately 1,100-acres within the I-270 loop including Historic Dublin. There is an on-going effort to remove Historic Dublin from the BSD and to re-establish the Historic District Area Plan, revise the ARB Code, and refreshed the Historic Design Guidelines.

Presently, the BSD Code establishes Neighborhood Standards where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan.

The property is zoned BSD-HR, Historic Residential District, which falls under the Neighborhood Standards section of the Code. The intent of the Historic Residential Neighborhood, as outlined in the BSD Code, is to “maintain the existing conditions of this important neighborhood...[as it] represents a snapshot in time that should be maintained, preserved, and protected.” The Neighborhood Standards identify the applicable development standards including setbacks, lot coverage, and building height, which alleviates property owners from the form-based requirements applicable in all other BSD zoning districts.

*Historic Dublin Design Guidelines*

The Historic Dublin Design Guidelines supplement the Code and should be considered when new construction is proposed in the Historic District. The Guidelines provide recommendations regarding the overall character, building scale and mass, and development pattern. The Guidelines recommend the placement of a new buildings should be similar to the placement, orientation, and setbacks of adjacent structures. Additionally, form, mass, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. While continuity and compatibility with the neighborhood is expected, the Guidelines recommend avoidance of replicating historic structures, but not taken to the extreme of proposing entirely modern architecture.

## **Proposal**

The applicant is requesting review and approval of a Minor Project Review for the construction of a new one-and-one-half-story, single-family home with a three-car attached garage. The home is proposed to be approximately 3,400 square feet in size located on a 0.37-acre lot.

### *Site Layout*

The site layout remains consistent with the September proposal. The home is proposed to be centrally sited on the lot. The front door addresses S. Riverview Street with vehicular access provided by a curvilinear driveway to the north of the home. The primary form of the home is a side-gabled hall and parlor style cottage evoking agricultural forms. A series of forms are intended to represent additions to the primary home along with a two-story garage. A three season room is located southwest of the primary residence providing access to an at-grade patio.

### *Setbacks*

Code identifies required setbacks by street based on the existing context and character. For the west side of S. Riverview Street, the required minimum setbacks are: front yard – 20 feet; side yard – 3 feet, total of 12 feet; and, rear yard – 15 feet. The proposed setbacks are: front yard – 52 feet; south side yard – 3 feet; north side yard – 16.5 feet; and rear yard – 30 feet. The home meets all required setbacks and provides a substantial front yard setback while still providing for the preservation of the rear yard open space. The proposal is consistent with the Historic Dublin Design Guidelines recommendation that homes be sited in a manner that is contextually sensitive to the District and surrounding properties.

### *Lot Coverage*

The maximum permitted lot coverage in BSD-Historic Residential is 50 percent. Presently, Code amendments are under review that propose to reduce the maximum permitted lot coverage to 45 percent. The proposed lot coverage is 50 percent, or 9,006 square feet on an 18,011-square-foot lot.

### *Scale, Mass, and Height*

The scale and mass of the home remain largely the same as in September. The maximum permitted height for a single-family home is 35 feet to the mid-point of the eaves. The applicant has provided overall heights of the structure. The height of the main home, to the peak of the roof, is 31.5 feet, and the height of the garage, to the peak of the roof, is 29 feet. The height of the two-story garage has been reduced by 32 inches since the Informal Review, which results in the height of the garage being below the ridge line of the main home. The mass of the home is proposed to be further broken down along the north elevation with the addition of a shed roof covered porch, which is intended to provide architectural relief between the main home and the garage.

### *Architectural Details*

The home is proposed to be a side gabled hall and parlor form with an elongated addition and attached garage. The design introduces a unique style to the district that does not replicate other new construction homes within the district. The home retains many of the architectural details previously presented, and incorporates the Board's comments such as masonry clad chimneys.

The proposal includes final material selections including cultured limestone veneer with buttered joints (Euro Villa), tongue and groove vertical siding, composite slate roof (Bellaforte Slate, slate gray), and 16-inch standing seam roof (PC System, dove gray). The primary home is proposed to be stained a semi-transparent light beige (SW 3503, white birch), and the garage is proposed to be stained a semi-transparent gray-brown (SW 3540, Mountain Ash). Casement windows in a bronze finish are proposed. The applicant should revise the design to ensure all windows are full simulated divided lights with spacer bar and muntins. The applicant has provided architectural details of how windows will be finished in stone and siding facades. Finally, garage door specifications are provided for a carriage style door (Clopay). One potential light fixture has been identified Market Street gas lantern. The applicant should continue to work with Staff to finalize entry doors and exterior light fixtures prior to building permit submittal.

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

The east elevation is side gabled hall and parlor broken into three forms with an off-set entry located to the north. A front porch with a standing seam shed roof supported by four built-up columns accents the front façade. The home is proposed to be clad in stone veneer with a composite slate roof. Along the east elevation, a combination of six and nine pane windows with bronze finish are proposed.

### *2) North/South Elevations – Side yards*

The north and south elevations are an elongated addition to the primary form. The north façade is simpler than the south façade. The facades are clad in vertical siding finished in a light beige stain with a standing seam metal roof to further differentiate the main hall and parlor form. A consistent window pattern is used across the north façade with the exception of four oversized eight pane windows with transoms. The Board was supportive of the eight pane windows with transoms at the initial review. A shed roof covered porch provides architectural relief between the main home and the garage.

The garage is proposed to be two-stories in height with vertical siding finished in a gray-brown stain and a standing seam metal roof. The north and south façades differ in character due to the variation in window pattern design. Three square two over two windows are proposed along the north elevation, and a pair of ganged six pane windows are proposed on the south elevation. Three carriage style garage doors are proposed on the north façade.

The south façade is typified by a number of side gable roofs and shed dormers which converge at the southeast corner of the home. Some members of the Board discussed the convergence of rooflines at the informal review and identified opportunities for simplification. The three-season room is depicted with a flat roof and a masonry chimney.

### *3) West Elevation – Rear yard*

The west elevation is typified by the front gable two-story garage with a single six pane window. Additions to the primary form are visible along the west elevation.

## **3. Review Criteria**

### *Minor Project Review Analysis*

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*  
Criteria Met. The Minor Project is consistent with all applicable plans, policies, and regulations. The proposal is meets all applicable Code requirements including setbacks, lot coverage and building height for BSD-Historic Residential District.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*  
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) *The Minor Project is consistent with the record established by the Architectural Review Board.*  
Criteria Met with Conditions. The proposal is largely consistent with the record established by the ARB. However, the applicant should finalize all entry doors and light fixture details, subject to Staff approval. The applicant should work with Staff to select a true divided light window, subject to Staff approval.
- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the HD Design Guidelines.*  
Criteria Met. The proposal utilizes high quality materials and design elements, and meets the general intent of the Historic Dublin Design Guidelines to allow for new construction that is sensitive to the established character of the district.

*Board Order Standards of Review*

- 1) *The character and materials are compatible with the context.*  
Criteria Met. The proposal utilizes materials and design elements to complement the existing surroundings. The proposal includes a combination of traditional materials and modern materials that emulate traditional design.
- 2) *Recognition and respect of historical or acquired significance.*  
Criteria Met. The proposal is respectful and responsive to the context within Historic Dublin. The proposed home incorporates historic hall and parlor form and architectural details while not replicating history.
- 3) *Compatible with relevant design characteristics.*  
Criteria Met. The proposal is compatible with the surrounding context particularly the surrounding setbacks.
- 4) *Appropriate massing and building form.*  
Criteria Met. The applicant has worked to reduce the mass and scale of the garage. The revised design further differentiates the garage from the home. Overall the mass and scale are consistent with previously approved new construction.
- 5) *Appropriate color scheme.*  
Criteria Met. The color scheme consists of beiges, grays, and browns which are historically accurate selections given the proposed building form.
- 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.
- 8) *Preservation of archaeological resources.*  
Criteria Met. There are no known archaeological resources present on the site. Should the applicant locate resources they should notify the Dublin Historical Society.

#### *Alterations to Buildings, Structure, and Site*

- 1) *Reasonable effort to minimize alteration of buildings and site.*  
Criteria Met. The proposal maintains a single access point along S. Riverview. The home is sited in a manner similar to surrounding properties, which preserves the open space views.
- 2) *Conformance to original distinguishing character.*  
Criteria Met. The proposal will not significantly alter the established character of Historic Dublin; specifically, S. Riverview Street.
- 3) *Retention of historic building features and materials.*  
Not Applicable. This is a proposal for new construction.
- 4) *Alteration recognizes historic integrity and appropriateness.*  
Criteria Met. The proposed home is cognizant of the historic integrity of the district, and surrounding properties.
- 5) *Recognition and respect of historical or acquired significance.*  
Criteria Met. The project is respectful of the site context within Historic Dublin. The applicant has worked to preserve the open views through the rear yard that contribute to the agricultural character.
- 6) *Sensitive treatment of distinctive features.*  
Not applicable. This is a proposal for new construction.
- 7) *Appropriate repair or replacement of significant architectural features.*  
Not Applicable. This is a proposal for new construction.
- 8) *Sensitively maintained historic building materials.*  
Not Applicable. This is a proposal for new construction.

## 4. Recommendations

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

- 1) The applicant select entry doors, consistent with the proposed elevations, and select light fixtures, subject to Staff approval.
- 2) The applicant revise the window selection to a full simulated divided light window with spacer bar and muntins, subject to Staff approval.