

# 21-019ARB-INF – 110-112 S. RIVERVIEW STREET

## Summary

Informal review for the demolition of an existing two-family home and construction of an approximately 2,900-square-foot single-family home located on a 0.589-acre site in Historic Dublin.

## Site Location

The site is located east of S. Riverview Street, approximately 75-feet south of the intersection with Pinneyhill Lane.

## Zoning

HD-HR, Historic Residential

## Property Owner/Applicant

Marc and Heather Frient

## Applicable Land Use Regulations

Zoning Code Section 153.070-153.076, and *Historic Dublin Design Guidelines*.

## Case Manager

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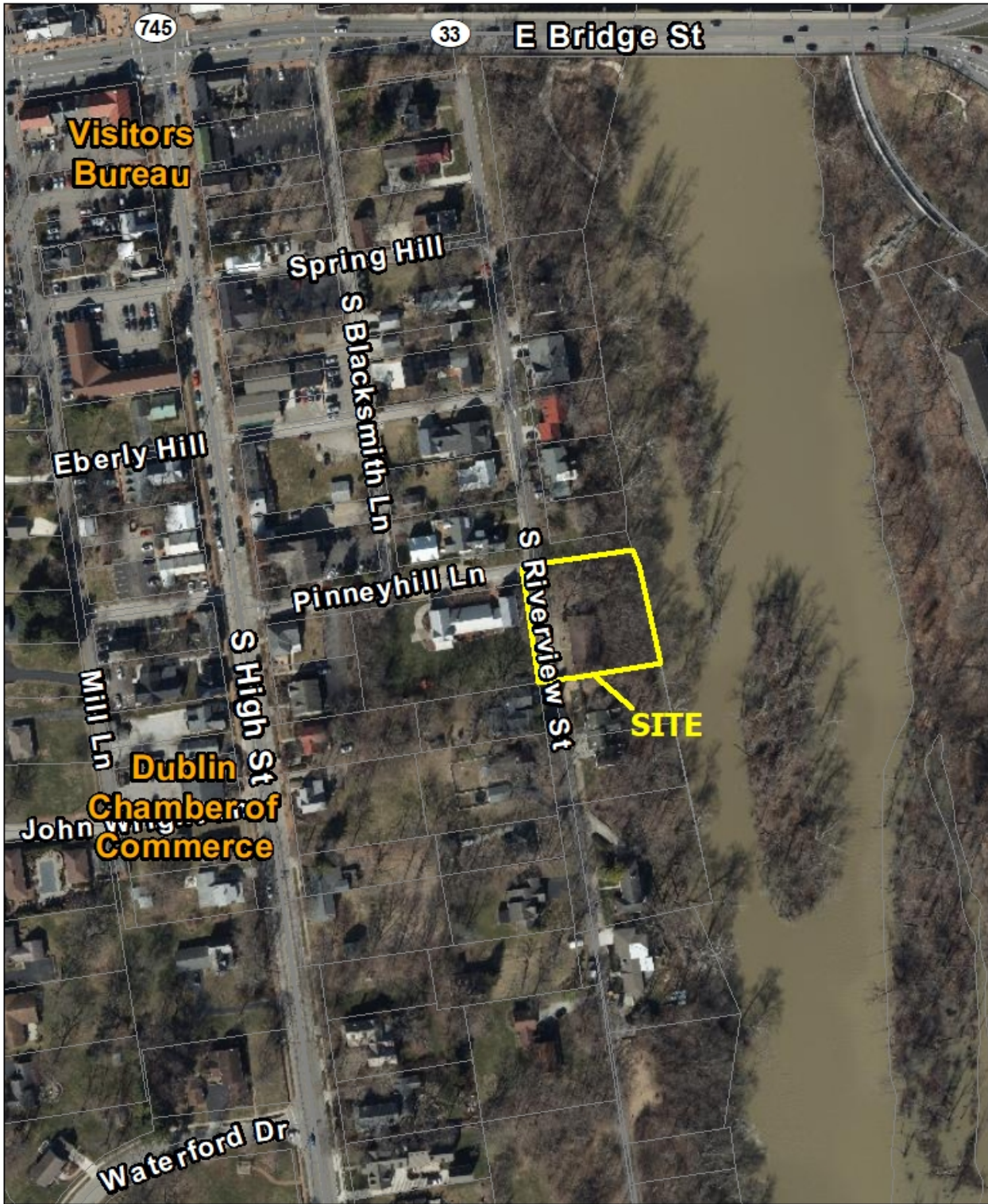
## Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Minor Project Review with Demolition request to the ARB.

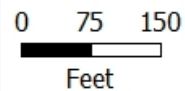
## Zoning Map



## 1. Context Map



21-019MPR  
Minor Project Review  
110-112 S. Riverview Street





## 2. Overview

### 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 southeast of the intersection with Pinnyhill Lane. The site has a significant grade change from S. Riverview Street (west) to the Scioto River (east). Along the river, there are mature trees located within the designated floodplain.

Today, the site contains a 1966 two-family, brick ranch home 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.

### Case History

In November 2018, the Architectural Review Board informally reviewed an application for a potential demolition and new construction of a new 3,000-square-foot single-family home. The proposed ranch home was generally within the footprint of the existing home. The Board was supportive of a proposed demolition and construction of a new home. However, no further application was made for demolition or new development.

### Site Characteristics

#### *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 eastern 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.

#### *Historic and Cultural Facilities*

In 2017, City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the structure was reviewed, and while not found to be listed on the Ohio Historical Inventory (OHI) it is considered to be contributing.

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

North: HD-HR: Historic Residential (Vacant)  
East: City of Columbus (Scioto River)  
South: HD-HR: Historic Residential (Single-Family Residential)  
West: HD-HR: Historic Residential (Single-Family Residential)

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

The site has frontage on S. Riverview Street. Access is provided by an informal gravel drive parallel to S. Riverview Street with a paver walkway providing access to the units. No sidewalk is provided on the street.

#### *Utilities*

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

## Code and Guidelines

### *Historic District – Historic Residential District*

On February 22, 2021, City Council approved amendments to the Architectural Review Board section of the Zoning Code, which removes the Historic District from the Bridge Street District and establishes updated zoning requirements. March 23, 2021 is the effective date of this Ordinance and future applications will be subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Districts to Historic Zoning Districts, which was also approved by City Council on February 22, 2021.

The property previously zoning BSD-HR, was zoned to HD-HR, Historic Residential District with the area rezoning. The intent of the Historic Residential Neighborhood, as outlined in the Code, is to “encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District”. The General Development Standards within the Code identify the applicable development standards including setbacks, lot coverage, and building height.

### *Historic Dublin Design Guidelines*

The *Historic Dublin Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The *Guidelines* provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The *Guidelines* recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing setbacks, mass and scale, roof shape, height and materials of surrounding properties. There are proposed *Historic Design Guidelines* updates currently under review by the Planning and Zoning Commission and that will require review and acceptance by City Council. The existing *Guidelines* govern all modifications until such time as the updated version is adopted.

## Proposal

The applicant is requesting non-binding feedback for the demolition of the existing two-family structure, and the proposed construction of a single-family home.

### *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, but is 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 home. Staff has provided the demolition criteria below for the Board's reference. As part of a future demolition request of a contributing building per the Historic and Cultural Assessment, the applicant will be required to demonstrate by credible evidence that the property owner will suffer economic hardship

if the request is not granted. In determining whether the property owner has demonstrated economic hardship the Board shall consider the following factors:

- 1) Will all economically viable use of the property be deprived without approval of the demolition;
- 2) Will the reasonable investment-backed expectation of the property owner be maintained without approval of the demolition;
- 3) Was the economic hardship created or exacerbated by the property owner; and
- 4) In evaluating the factors established in (1)-(3) above, the ARB may consider any and all of the following:
  - a. A property's current level of economic return;
  - b. Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
  - c. The feasibility of alternative uses for the property that could earn a reasonable economic return;
  - d. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
  - e. Knowledge of landmark designation or potential designation at time of acquisition;
  - f. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Alternatively, the Code allows a property owner that believes a property designated as a contributing property by the ARB is in fact non-contributing, may present evidence to the ARB to that effect. Such a determination will be considered a Waiver under Section 153.176(L) and shall be subject to the Waiver procedures. The ARB will be guided in its determination by the National Register of Historic Places criteria, including the National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation."

#### *Site Layout*

The applicant is proposing to split the existing lot into two developable lots, with the approval of demolition of the existing home. Both lots will meet the required minimum lot standards. The applicant is proposing to develop the northern of the two lots. The proposed primary structure is set back approximately 10 feet from S. Riverview Street, meeting the minimum front yard setback. The proposal includes two separate decks at the rear of the home on different levels, and a porch on the front of the home. An attached front-loaded garage is proposed on the same horizontal plane as the front elevation of the building. The Code requires front-loaded attached garages be a minimum of 20 feet behind the front façade of the home. A Waiver would be required to be obtained from the Architectural Review Board to allow for the garage to in the proposed location. The siting of the primary structure maintains a large setback from the floodplain to the rear of the home.

#### *Scale, Mass, and Height*

The proposal is for an approximately 2,900-square-foot with a rectangular form. The cottage-style home is proposed with a one-and-a-half story mass along S. Riverview Street, similar to neighboring structures. The proposed the one-and-a-half story primary structure will need to meet the maximum height requirement of 24 feet as outlined in the Code. However, due to significant grade change, the height of the home from the rear elevation appears to exceed the height requirement. A Waiver would be required to be obtained from the Architectural Review Board to permit the proposed height at the rear of the home. In their review, Preservations Designs indicated that "the building's

size, scale form, and height along S. Riverview Street complement neighboring structures in the historic district.”

### *Architectural Details*

The proposed elevations provided for the Board’s consideration are conceptual and do not specify exterior materials or details. Final details will be required with submittal of a Minor Project Review application.

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

The west façade is the front-facing façade of the home. The form of the home is a multi-pitched side-gabled roofline interrupted by a gable-front two-car garage and a center gable-front dormer over the main portion of the home. The applicant is proposing two types of window styles on the west elevation, including two-over-two windows on the second floor, and two-over-three windows on the first floor. The front façade is clad in horizontal siding with vertical board and batten secondarily used around the recessed porch. A stone watertable is carried along the foundation of the building. The roof appears to be asphalt shingles.



Preservation Designs recommended the front elevation include sash windows and replacing the vertical board and batten siding with horizontal siding. Additionally, the consultant recommended the front-loaded garage be setback from the main house to lessen its impact from the street.

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

The north elevation contains the front gable form of the garage, with the top of the side gable form of the main structure visible. This elevation details the significant grade change west to east on the site. The north elevation is split between two levels. The street level contains horizontal siding along the two-car garage and extends into the side elevation of the sunroom to the rear of the home. The lower level contains a stone foundation moving into the supports for the sunroom. Behind the supports is the lower level of the home which is clad in horizontal siding and varying levels of stone foundation. The north elevation includes a two-over-three window for the garage and three-over-one windows for the sunroom. The stone-clad chimney is visible from this elevation.



Preservation Designs recommended the sunroom windows be changed to either a sash or casement window to be more compatible with other proposed windows on the home, along with choosing a separate material for the sunroom to separate it from the main structure..

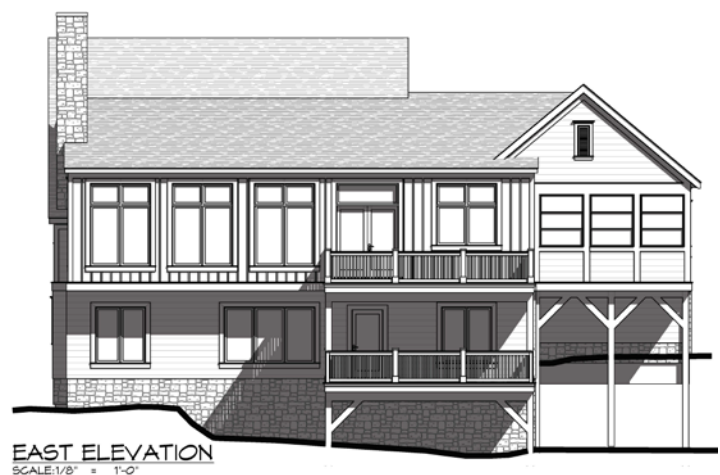
The south elevation contains the side gable form of the main structure, with the top of the front gable form of the garage visible on the elevation. This elevation also presents the significant grade change as the site carries from west to east. The steeper side gable area of the elevation is clad in horizontal siding, while the additional side gable area is clad in board and batten siding. The elevation also features a stone-clad chimney towards the rear of the home. The stone foundation is reduced and steps down toward the rear of the home. The south elevation includes a combination of two-over-three windows, a two-over-two window, and a single-hung window. The rear of street level elevation is cantilevered over the rear of the home.



Preservation Designs recommends creating a uniform foundation line along the elevations of the home. The consultant recommends removing the cantilever support of the main structure and incorporating it into the main house with a solid foundation. In addition, the consultant recommends this area should have the same horizontal siding of the main house and not vertical board and batten, and the stone chimney should be extended to reach grade. The consultant also notes that the lower level window will need to ensure it meets egress requirements. .

### 3) East Elevation – Rear yard

The east elevation contains a combination of side and front gable, which forms the rear portion of the home. The rear of the home is clad in a combination of vertical board and batten and horizontal siding. The front gable contains a series of three-over-one windows correlated with the sunroom. The remainder of the windows are single-pane windows on both the street level and lower level. The stone clad chimney is visible from this elevation, and rises above the roofline of the side gable form. This elevation also captures both a street level balcony and a lower level balcony, both within the same footprints.



Preservation Designs has a number of recommendations, which are consistent with previous elevation recommendations: creating a consistent stone foundation on all elevations of the building, matching material and window selections with all elevations of the house, and considering a different support system for the sunroom.

### 3. Informal Review Considerations

**1) Does the Board support demolition of the existing home?**

The property is located within Historic Dublin and is zoned HD-HR, Historic Residential. The Historic and Cultural Assessment identifies this property as contributing to the Historic District. The Board is asked to consider whether the proposal meets the criteria established for approval of a demolition request with the future provision of required documentation.

**2) Does the Board support the proposed site layout?**

The Code and *Historic Dublin Design Guidelines* provide guidance regarding the location of new construction in relation to surrounding properties and required development standards. Specifically the *Guidelines* identify that "New buildings in the district should be designed to fit into this strong existing context (70)." The Board is asked to provide feedback with regard to the site layout including home, garage, driveway, and balcony locations. It should be noted that the proposed layout of the garage would require a Waiver approval to permit the proposed the garage location.

**3) Does the Board support the proposed mass and scale of the home?** The *Historic Dublin Design Guidelines* provide recommendations regarding the overall character, building scale and mass, and development pattern. Mass, form, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. The Board is asked to reference the *Historic Dublin Design Guidelines* and the development standards listed in Zoning Code Section 153.073(C) in considering this proposal. It should be noted that a Waiver would be needed to permit the proposed height of the rear of the home.

**4) Does the Board support the conceptual architectural character and details of the home?**

The Code and the *Historic Dublin Design Guidelines* provide guidance about the architectural character, materials and details for new construction. Specifically the *Guidelines* identify that "The most appropriate designs for new buildings take account of the context and make an effort to respect it and fit in visually (70)." The Board is asked to provide feedback with regard to the general architectural design and the associated site details including roof lines, windows, and materials.



#### 4. Discussion Questions

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider:

- 1) Does the Board support demolition of the existing home?
- 2) Does the Board support the proposed site layout?
- 3) Does the Board support the proposed mass and scale of the home?
- 4) Does the Board support the conceptual architectural character and details of the home?
- 5) Other considerations by the Board.