

21-157ARB-INF – 143 S. RIVERVIEW ST. – LYON RESIDENCE

Summary

Demolition of an existing single-family home and construction of a new one-and-a-half story, single-family home on a 0.21-acre site in Historic Dublin.

Site Location

West side of S. Riverview Street, approximately 320 feet south of the intersection with Pinneyhill Lane.

Zoning

HD-HR, Historic District – Historic Residential District

Property Owner

Lindy and Brad Lyon, Property owners

Applicant/Representative

Lindy and Brad Lyon
Chateaux Designs, Rob King

Applicable Land Use Regulations

Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Case Manager

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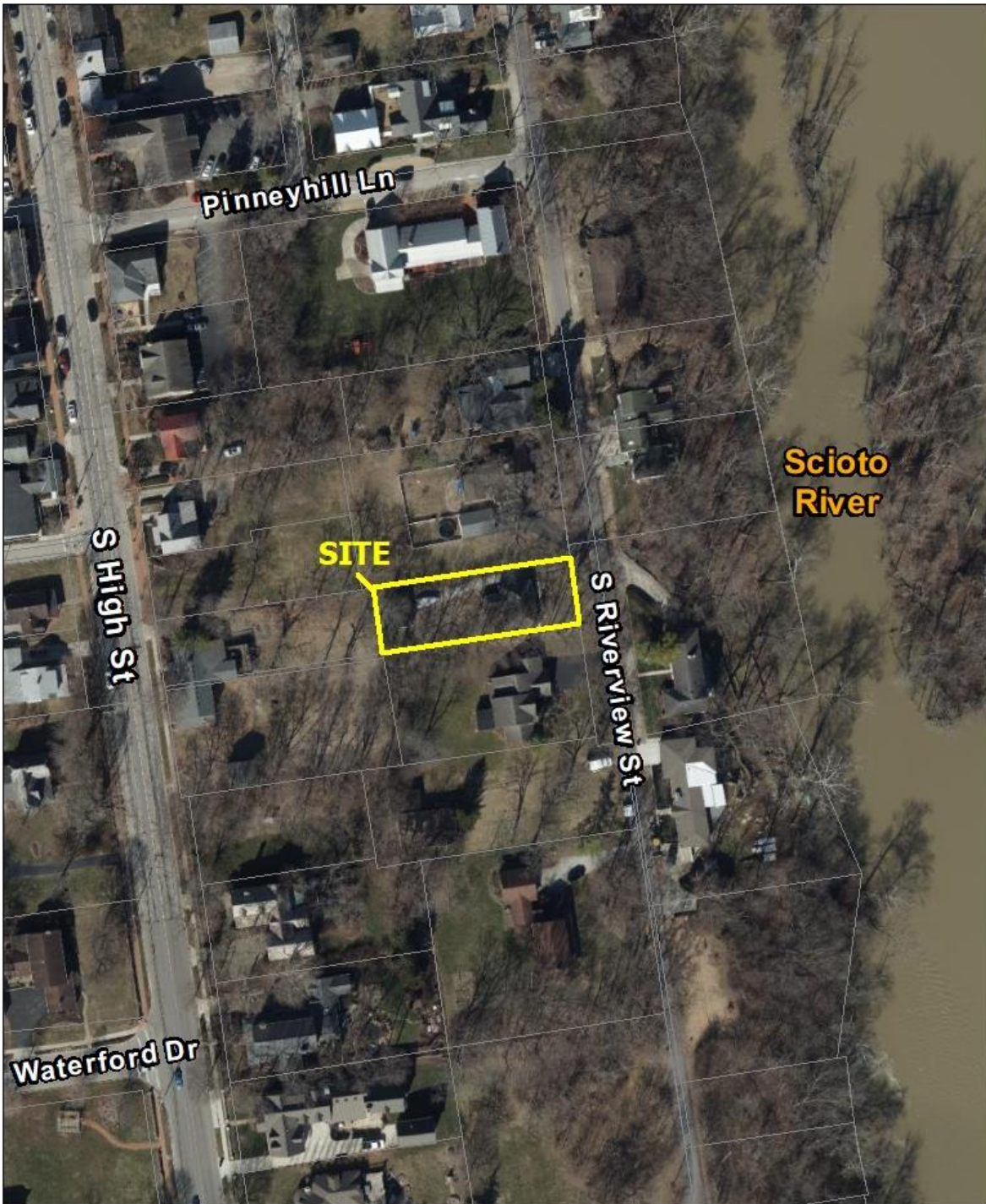
Next Steps



Subsequent to Informal Review and feedback, the applicant may apply for a Minor Project and Demolition Request to be considered by the Architectural Review Board (ARB).

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-157INF Informal Review 143 S. Riverview Street</p>	<p>0 50 100 Feet</p>	
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2. Overview

Background

The site is located on the west side of S. Riverview Street, is zoned Historic District – Historic Residential District and contains an existing home and detached garage on a 0.21-acre parcel. The existing one-story Minimal Traditional-style building, of approximately 1,300 square feet, was built in 1949. The home has a generally rectilinear footprint with an ell on the rear facade. The hipped-gable roof is sheathed in asphalt shingles and the exterior in aluminum siding. The front door is slightly offset on the left side of the front façade, and the chimney is offset on the right side. The home also has double-hung sash replacement windows with fixed shutters. The home has good integrity, and is recommended contributing to the Historic District on the City of Dublin Historical and Cultural Assessment from 2017.

A Minimal Traditional-style home is a style of modern architecture that emerged post-World War II as a vernacular form that was usually one or one-and-a-half stories in height. The style typically has low- to medium-pitched hip or gable roofs with a simplified design. Many had a dominant front-gable roof, a massive masonry chimney, little if any ornamentation, and a small, covered front porch. Garages were sometimes separate and set back from the main house.

Site Characteristics

Natural Features

The site is developed with a mature tree located at the front of the home, where the driveway meets the street. The owners state that no mature trees will be affected by the proposed construction; however this should be further confirmed with a formal submittal, using the Diameter at Breast Height (DBH) standard along with species, with the goal of impacting as few trees as possible with the overall layout.

Historic and Cultural Facilities

The Historic and Cultural Assessment for this house identifies it as a contributing structure, based on its location, design, feeling, setting, and association. It is noted to be in good condition. The windows are noted as replacements. A historic stone wall exists on the south side of the property. The owners state this wall will remain intact.

Surrounding Land Use and Development Character

North: Historic District – Historic Residential (Residential)

East: Historic District – Historic South District (Office) and Historic Residential (Residential)

South: Historic District – Historic Residential (Residential)

West: Historic District – Historic Residential (Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. Riverview Street, including driveway access. No pedestrian access is provided along S. Riverview Street.

Code and Guidelines

Historic District – Historic Residential

On February 22, 2021, City Council approved amendments to the Architectural Review Board (ARB) section of the Zoning Code, which removed the Historic District from the Bridge Street District and established updated zoning requirements. March 23, 2021 was the effective date of this Ordinance, and all applications are subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Zoning Districts to Historic Zoning Districts.

The intent of the Historic Residential, 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 Dublin area”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height, while the Guidelines provide recommendations on implementation of the Code including preservation of historic and cultural resources. All historic structures that are within Historic Dublin require the review and approval of the ARB to make modifications. Furthermore if demolition is proposed, the ARB is the determining body on the appropriateness of the request.

Historic Design Guidelines

The guidelines provide guidance on best practices for rehabilitation and new construction. Specifically for new construction, the guidelines recommend:

- A. New construction should not be a replica of historic buildings, but also should not be taken to the extreme of modern architecture.
- B. New construction should be similar to existing contributing buildings in the District. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share the underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.
- C. Buildings should be sited sensitively to the varying topography of the District and established grade of the site, and should be sited similarly to placement, setbacks, and orientation of surrounding buildings.

Additionally, the guidelines state the following about recommended contributing structures:

“The emphasis for contributing buildings is preservation and rehabilitation. These are buildings that contribute to the historic value of the district and in fact, were important to the Federal designation of the National Register district and/or individual property listings. Maintaining or restoring the historic integrity of contributing buildings is the highest policy objective of these Guidelines.

Contributing buildings and cultural resources within the Historic District are defined as adding to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the Historic and Cultural Assessment. Buildings and resources are designated contributing for a variety of reasons including National Register eligibility, period of significance, and sufficient integrity.”

Proposal

The applicant is requesting non-binding feedback for the demolition of the existing house and construction of an approximately 1,900-square-foot footprint replacement structure, plus two covered porches of 700 and 280 square feet, located on a 0.21-acre site in Historic Dublin.

Site Layout

The applicant is proposing to construct a new residential structure, while keeping the existing, detached garage. The proposed structure is shown as meeting the minimum 3-foot side yard setback requirement from the south property line, and is set back significantly further than 9 feet from the north property line, meeting the minimum 12-foot side yard setback sum required. The rear yard setback of 20% of lot depth is 33 feet, and is amply met. The front yard setback is required to be 20 feet; only 14 feet 3 inches is shown in this location. Front yard setback requirements will need to be met with any formal application.

Lot coverage is stated at 37 percent, where a maximum of 45 percent is required per Code. With a formal Minor Project Review, this should be shown as a table on the site plan including all impervious and semi-impervious surfaces for the total percentage.

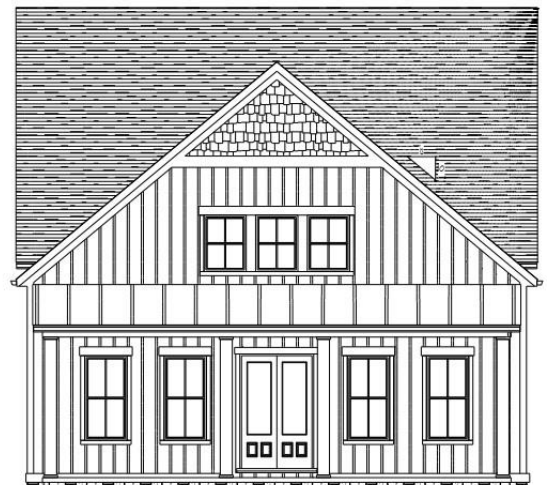
It appears that the existing driveway is partially on the adjacent property to the north. It may benefit the property owner to obtain a driveway easement, if not already existing; however, since the driveway is not being relocated, this is not required for this review nor any future Minor Project Review.

Architectural Details

The proposed elevations provided for the Board's consideration are conceptual and minimally specify material selections and details. Final materials and details will be required with submittal of a Minor Project Review application, should the applicant move forward with the project.

1) East Elevation – S. Riverview Street

The east elevation is the front-facing façade of the home. The proposed front elevation is shown as a front-facing gable (12-over-10 pitch), approximately one-and-a-half stories high, over a front porch, with a two-story cross gable behind. A standing seam metal roof covers the 280 square foot porch, which is supported by four columns. Full construction details of the columns, windows, and all trim details will be required with a formal Minor Project Review application, should the applicant progress with the proposal.



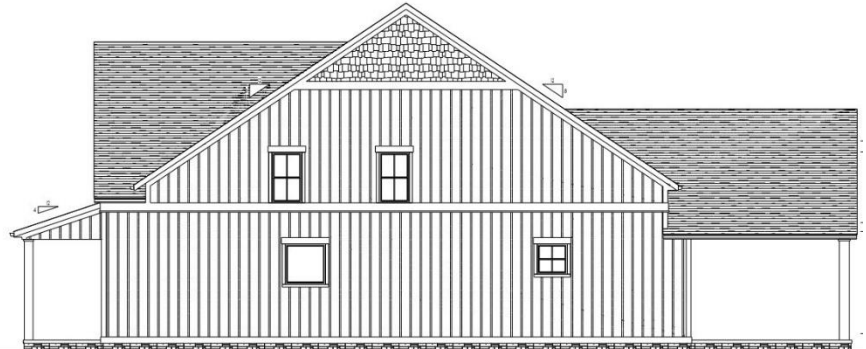
East/Front Elevation

A triplet of windows are shown in the front-facing gable, and four windows and a centrally-located front door are shown on the main floor.

All windows on this facade are two-over-two, and the entry is a double door, with large single-pane lights and decorative panels. Materials for windows and doors are currently unknown and will need to be identified with a Minor Project Review. Board-and-batten siding is shown on the elevations, with the top of the front-facing gable being proposed as vinyl shake shingles, which are not permitted in the district. The foundation material is not identified and will need to be specified. Thirty-year dimensional shingles are shown on the main roof.

2) *North Elevation – Side Yard*

The north elevation contains the main cross gable of the house (12-over-8 pitch), with both front and rear covered porches visible. The rear porch has a perpendicular gable with asphalt shingles and is approximately 700 square feet in size. Board-and-batten siding is shown again, with vinyl shake shingles proposed for the gable top detail. Four windows are arranged on this elevation, three of which are two-over-two, and one of which is a single light. No other fenestration or articulation is proposed along this elevation.

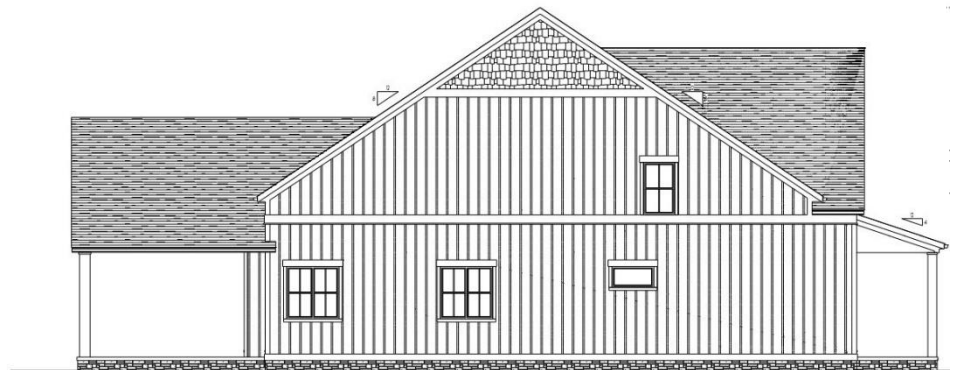


North/Side Elevation

The proposed height of the building is shown at 34 feet to the peak of the main gable. Per Code, the City measures height to the mid-point of the gable, with a maximum permitted height of 24 feet in this zone district. Compliance with this criterion and compatibility with surrounding homes and context will need to be demonstrated, should the application move forward.

3) *South Elevation – Side Yard*

The south elevation is similar to the north elevation, with the main cross gable strongly present, both covered porches visible, primarily board-and-batten siding, and vinyl shake shingle detail in the upper gable. The roof pitch is 12-over-8.



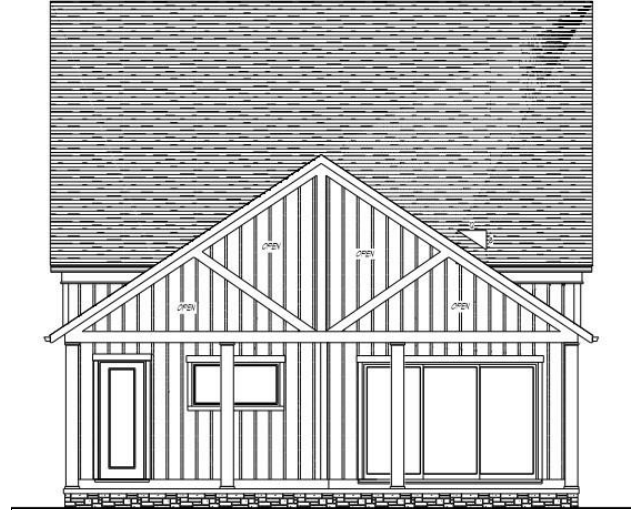
South/Side Elevation

Four window groupings are randomly arranged: two double two-over-two windows are located on the first floor, one single-light window is also on the first floor, and one two-over-two window is shown on the upper floor. This elevation has a proposed 3-foot setback; there may

be Building Code implications on windows that close to the property line. The foundation material is not identified. No other fenestration or articulation is proposed on this elevation.

4) *West Elevation – Rear*

The west elevation shows an open-gabled porch (12-over-8 pitch) with triangular braces for the roof structure. The board-and-batten siding is visible through the roof structure. Four columns support the roof. A single-pane access door is shown, along with a single-pane window adjacent. Sliding glass doors are also shown on this elevation.



West/Rear Elevation

Demolition

As outlined earlier in this report, the Code and Guidelines guide demolition and redevelopment of sites in the Historic District. The applicant has submitted photos of the existing home for the Board’s consideration. The Board should consider whether they would be supportive of demolition of the existing recommended contributing structure, facilitating redevelopment of the site. Should the Board be supportive, additional details will be required to be provided by the applicant, indicating that the review criteria for demolition are met.

3. Discussion Questions

1) Is the Board supportive of the proposed demolition of the existing house?

Demolition of all structures falls under the purview of the ARB. The Historic and Cultural Assessment identifies the existing structure as recommended contributing. The Board should consider whether the existing building should remain, or if redevelopment of the site is appropriate.

Section 153.176(J)(5)(a) of the Historic District Code provides requirements for demolition requests for contributing structures, including credible evidence that the property owner will suffer economic hardship if the demolition request is not granted. The applicant will be required to provide that information as part of a separate Demolition Request, should the project move forward to a Minor Project Review. The applicant provided photos of the existing condition of the house; however, no explanations accompanied the photos. The owners did state in a letter that the house has “endless issues” and does not work for their long-term needs.

2) If the Board is supportive of demolition, is the proposed site layout supported?

Per the Historic District Code, the front setback requirements are not met. Impacts on existing trees need to be confirmed, as only one tree was identified on the proposed layout. The proposal depicts keeping the currently-detached garage as fully detached.

3) Is the Board supportive of the massing of the proposed house and the architectural design?

The New Construction section of the Historic Design Guidelines applies to this request. The surrounding neighborhood is made up of mostly of Modern Ranches and Cottage homes, characterized by a relatively small size and low height, simple features, and some detached garages. Single-story ranch homes exist across S. Riverview Street to the southeast, a story-and-a-half gable-front Cottage home exists to the north, and a new construction two-story home is to the south. The Guidelines state that new construction should be compatible with, and similar to, other structures in the district, while being obviously new. Specifically, “there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale, and lot coverage as prevails on adjacent lots.” Roof pitch and form should be similar to surrounding buildings.

Specific to the proposed house, the Guidelines state that the building width and façade proportions should be similar to other buildings in the district. In this case, building width is proposed at 35 feet, where the existing house is approximately 38 feet wide. Historic houses on this side of S. Riverview Street range from 32 feet wide to 46 feet wide; houses across the street are much wider and shallower, due to the topography adjacent to the Scioto River. The project proposes to replace the approximately 1,300 square foot house with a house with a footprint of almost 2,900 square feet, plus a second story.

The Guidelines also state that the structure should have an identifiable base, middle, and top, which the proposed house does. The pattern of windows and doors should be proportional and similar to other buildings in the district, according to the Guidelines: with the exception of the front façade, window patterns are random on the exterior, and many are single-light windows. Architectural details are to be modern interpretations of these elements, rather than replications, per the Guidelines. No information has been provided on proposed architectural details, such as the front and rear columns, or any brackets or supports.

4) Is the Board supportive of the conceptually proposed materials?

The Guidelines state that materials traditional to Historic Dublin should be used: wood, brick, and stone, although other materials with similar characteristics may be permitted with ARB approval. Hardi siding and vinyl-clad windows are the intended materials. No additional details on the materials’ dimensions or appearance have been provided at this

point. The applicant is seeking feedback on from the Board on these matters. Should the proposal move forward to a Minor Project Review, the applicant would be required to obtain a Waiver for the use of any vinyl material, including windows and doors. The overall appearance of the proposal is a modern farmhouse look.

5) Any additional considerations from the Board.

4. Recommendation

An 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 feedback to an applicant regarding the proposed building addition.

Planning recommends the Board consider this proposal with respect to the following discussion topics:

- 1) Is the Board supportive of the proposed demolition of the existing house?
- 2) If the Board is supportive of demolition, is the proposed site layout supported?
- 3) Is the Board supportive of the massing of the proposed house and the architectural design?
- 4) Is the Board supportive of the conceptually proposed materials?
- 5) Any additional considerations from the Board.