

Parcel 273-000118 **Address** 143 S Riverview St **OHI** N/A

Year Built: 1949	Map No: 128	Photo No: 2162-2165 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Minimal Traditional	Foundation: Not visible	Wall Type: Frame
Roof Type: Hipped/asphalt shingle	Exterior Wall: Aluminum	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 3
Porch: Concrete stoop	Chimney: 1, Interior, on ridge near north side of house	Windows: Double-hung replacements with faux muntins.

Description: The one-story Minimal Traditional-style house has a rectilinear footprint and a hipped roof. The roof is sheathed in asphalt shingles and the exterior walls are clad in aluminum siding. The front door is off-centered on the façade and a second entry is on the north elevation. Windows are double-hung replacements with faux muntins, flanked by fixed shutters on the façade. A detached garage is located northwest of the house.

Setting: The property is located on the west side of S Riverview St. The building sits on an open lawn with minimal landscaping. A dry-laid stone wall extends along the south property boundary.

Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: N
 Workmanship: N Feeling: Y Association: Y

Integrity Notes: The house has good integrity

Historical Significance: The building is recommended contributing to the City of Dublin's local Historic Dublin district and recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



143 S Riverview St, looking northwest



143 S Riverview St, looking southwest



BOARD DISCUSSION

Architectural Review Board

Wednesday, November 17, 2021 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**1. 143 S. Riverview Street
21-157INF**

Informal Review

Proposal: Demolition of an existing, single-family home and the construction of a new, one-and-a-half story, single-family home. The 0.21-acre site is zoned Historic District, Historic Residential.

Location: West of S. Riverview Street, ±375 feet south of the intersection with Pinneyhill Lane.

Request: Informal Review to provide non-binding feedback under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Lindy and Brad Lyon; and Rob King, Chateaux Designs

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

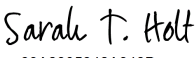
Case Information: www.dublinohiousa.gov/arb/21-157

RESULT: The Board generally did not support the demolition of the existing structure and urged the owner to explore an addition to the rear of the existing structure. The Board stated that the Code’s specific demolition criteria will need to be met in order to earn such an approval. Additionally, and relative to the proposed new house, concerns were raised about the front setback, which needs to meet minimum Code requirements and be compatible with surrounding context. Members expressed concern with the setback from the south property line and the potential impact it may have on the existing historic stone wall. The Board suggested coming back for another Informal Review, in more of a sketch format to minimize costs, while allowing additional feedback.

MEMBERS PRESENT:

Gary Alexander Yes
Amy Kramb Yes
Sean Cotter Yes
Martha Cooper Yes
Michael Jewell Yes

STAFF CERTIFICATION

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Sarah Tressouthick Holt, AICP, ASLA
Senior Planner





MEETING MINUTES

Architectural Review Board

Wednesday, November 17, 2021

CALL TO ORDER

Mr. Alexander, Chair, called the November 17, 2021, meeting of the City of Dublin Architectural Review Board (ARB) to order at 6:32 p.m.

PLEDGE OF ALLEGIANCE

The Chair led the Pledge of Allegiance.

ROLL CALL

Board Members present: Mr. Alexander, Ms. Cooper, Mr. Cotter, Ms. Kramb, and Mr. Jewell

Staff present: Ms. Holt, Mr. Ridge, and Ms. Mullinax

ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

~~Ms. Cooper moved, Ms. Kramb seconded, to accept the documents into the record and to approve the October 20, 2021, meeting minutes.~~

~~Vote: Mr. Cotter, yes; Mr. Jewell, yes; Mr. Alexander, yes; and Ms. Kramb, yes; and Ms. Cooper, yes.
[Motion carried 5-0]~~

CASE PROCEDURES

~~The Chair stated the Architectural Review Board is responsible for review of construction, modifications or alterations to any site in the area subject to Architectural Board Review under the provision of Zoning Code §153.170. This Board has the final decision-making responsibility on cases under their purview. Anyone who intends to address the Board on any of the cases this evening will be sworn in. The agenda order is typically determined at the beginning of the meeting by the Chair, who also stated the procedures of the meeting. The case order: 2,3,4,5, and 1. The cases in the minutes follow the order of the published agenda. Anyone that addresses the Board will need to provide their full name and address for the record.~~

~~The Chair swore in anyone planning to address the Board on any of the cases to be reviewed.~~

NEW CASES

1. 143 S. Riverview Street, 21-157INF, Informal Review

The Chair stated this application was a request for demolition of an existing, single-family home and the construction of a new, one-and-a-half story, single-family home. The 0.21-acre site is zoned Historic

District, Historic Residential and is located west of S. Riverview Street, ±375 feet south of the intersection with Pinneyhill Lane.

Staff Presentation

Ms. Holt presented an aerial view of the site with a closer view of the existing detached garage and house, Photographs were shown of the house that the applicant informally requested to be demolished, which is an example of Minimal Traditional architecture, found to be contributing in the elements of location, design, feeling, setting, and association.

The applicant provided 14 photographs of the existing conditions of the structure to discuss in more detail.

Ms. Holt presented the demolition criteria for contributing structures for reference that will be used during the formal request under Zoning Code §153.176(J)(5)(a). The applicant shall demonstrate credible evidence of economic hardship.

1. Will all economically viable use be deprived without demolition?
2. Will reasonable investment-backed expectations be maintained without demolition?
3. Was economic hardship created by/exacerbated by owner?
4. Factors
 - a) Current level of economic return
 - b) Recent listings of the property
 - c) Alternative uses
 - d) Evidence of self-created hardship, incl. inadequate maintenance
 - e) Knowledge of landmark designation at time of purchase
 - f) Economic incentives/funding available

The adjacent structures were identified and mapped as follows:

1. Cottage style, 1 ½ story, directly to the north
2. Modern house of 2 stories (27 feet to the ridge), directly to the south
3. Modern duplex of 1 ½ stories, to the northeast
4. Ranch, single-story directly across from this site
5. Ranch, single-story to the southeast

The house built at 185 S. Riverview Street, two lots down to the south from this site was built at 31 feet, 6 inches measured to the roof.

The proposed site plan was presented for this 0.21-acre site. Demolition of the existing house was requested; the replacement house, including porches creates a 2,880-square-foot footprint, keeping the garage separate. The front setback is 14 feet, 3 inches when 20 feet is required. The south side yard is proposed at 3 feet from the property line but there may be Building Code issues that need to be investigated. The lot coverage is 37% where 45% is the maximum permitted by Code.

Proposed elevations for the east/front and north were presented: board and batten siding, vinyl shake shingles for both gables at the apex, a standing seam metal roof in the front porch area, and asphalt shingles were on the remainder of the structure. The proposed height is 34 feet to the ridge of the roof. Height is measured differently to meet Code and the maximum feet allowed is 24 feet for height in the

district. Proposed elevations for the south and west/rear were presented. The south side is where there may be an issue with Code compliance.

Board Discussion Questions

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. Are there other considerations by the Board?

Public Comment

There was one letter of concern from a neighbor received.

Applicant Presentation

Brad and Lindy Lyon, property owners of 143 S. Riverview Street, requested to address the earlier photographs presented. Mr. Lyon stated since purchasing the house they have had an inspection and are aware of several issues with deterioration and have considered what it would take to fix these issues. There has been water infiltration causing gapping. The foundation is basically cinderblock wrapped in aluminum siding, which is in rough condition. There is rot underneath the roof where the gutters are located. Renovation has been considered to obtain what the applicant wanted as far as additions, etc. The utilities are captured in the crawl space and the concern was gaining access. The house has been sinking and the utilities in some areas have become partially buried. There is a lot of limestone underneath so it is difficult to consider that is the case. The renovations inside the house required replacing the cast iron plumbing that took making holes in the floor to gain access to that area. There is a lot that needs to be renovated. Inside the house the floor height is only ±seven feet and their desire is for higher ceilings.

Public Comment

Tom Holton, 5957 Roundstone Place, Dublin, Ohio, stated there is a stone wall at the south end between this property at 143 and 179 as one of the most historic stone walls. This area was the site of one of the first three schools built in Dublin. He offered to send the chart of the properties to Ms. Holt. He asked that this stone wall be protected.

Board Discussion

Ms. Kramb – There is not enough information provided to determine if demolition is warranted. There are strict demolition criteria to be met. Much of the problems the applicant showed via photographs, could be repaired. Detailed inspection reports on the foundation, structural problems, roof, a statement on utilities, replacement costs, and quotes on foundation crack repairs are needed. There are plenty of electricians and plumbers that will work in tight crawl spaces.

Mr. Cotter agreed. The Board needs a better understanding of what it would take for the home to be liveable versus completely tearing it down and replacing.

Mr. Jewell – Property line issues have been noted but the utility easement and driveway lines also need to be addressed.

Ms. Cooper – She agreed there is insufficient information provided at this point to judge the demolition request. If the utilities could not be repaired, now that would be significant.

Mr. Alexander – There have been more houses than we would have liked demolished in the Historic District. The Code is specific about what can and cannot be torn down and provides financial limitations. This is considered a contributing structure in the Historic District. Five houses have been demolished since he has been on this Board. Three structures were uninhabitable and had limited value in terms of contributing due to what had been done to the structure(s) by the previous owner(s) of the properties. The house across the street from the applicant on Riverview Street is slated to be demolished. That house has a lot of historical character but the applicant returned with a lot of documentation about the costs of rehabilitating and engineering reports. It is on a hill, which makes it more complicated to resolve foundation issues. The house on Dublin Road that recently came down did not meet the criteria for being a contributing structure to the historic integrity of the district. It was not well-designed or well-built.

Mr. Alexander – The house being considered this evening is contributing and has features that have been judged to be of merit and the overall mass of the house has not been compromised, as far as we can see. For the Board to approve demolition based on the new Code, as well as some approved under the previous Code, there is work yet to be done on the applicant's part.

Ms. Kramb – The 20-foot setback would need to be met in the front. She would not support a Waiver. For site layout, meet the Code. A rear addition was suggested for ease.

Ms. Cooper – She suggested an addition to the structure. The front setback would not be an issue as it is existing. There is an opportunity to maintain and improve a contributing structure in the Historic District.

Mr. Alexander – The house is so close to the southern property line. The applicant's intention to preserve the stone wall, may be an issue of width. A foundation change that close to the wall has the potential to undermine the wall, besides what it would do to that neighbor's property.

Ms. Cooper asked how far the wall extends to the back of the property to which Ms. Kramb answered the wall was on the property line and extends all the way.

Mr. Cotter suggested the proposed structure should be lower in the front but could be higher in the back in context with the neighboring properties. The board and batten proposed to wrap the structure should be broken up with other materials and the windows on the side should be more alike in design.

Mr. Jewell – Height is an issue with the overall massing.

Mr. Alexander – The mass is exaggerated when viewed from the side elevation. The porch on the front helps reduce the massing. Having smaller elements attached to the tallest part is successful at reducing the appearance of mass. A bay window or some sort of projections on the north side was suggested to help reduce the significance to the side elevation. The proposal of the structure today appears enormous compared to the others. He verified the intention is to use vinyl-clad wood windows.

Ms. Lyon requested clarification on the process going forward.

Mr. Alexander – The information requested above needs to be provided and the Board will judge it and address any issues. Submittal does not equate to approval. Staff can assist with deciphering the Code. Public feedback is fine but the Board will evaluate the application based on the merits of the Code and information provided.

Ms. Lyon asked if the Board could provide suggestions on an addition, as this was sought before from contractors and builders who did not agree on additions they had proposed.

Mr. Alexander explained the Board's meeting was not the correct forum to provide that type of information. The idea that Ms. Kramb offered earlier in the meeting was a common practice for homes in the area for additions that are constructed on the back of contributing historic structures and do not exceed the side parameters or overwhelm the original structure. Without seeing a plan proposed, the Board cannot state what will work and what will not and suggested the applicant meet with a design professional.

Ms. Kramb – Staff can be helpful and provide the Historic Guidelines that state what is desirable and acceptable for historic properties and how they have to be subordinate to the original structure. An enclosed hallway connecting two buildings is sometimes an option.

Mr. Alexander – Subordinate does not always mean smaller. A Variance for increasing lot coverage slightly might be achieved to build a house that was sensitive to the original house rather than demolishing the original building and replacing it with a two-story structure. The applicant may return with informal, concept plans to gain the Board's opinion on ideas presented; a full set of plans or renderings is not needed for those types of reviews.

Summarized Comments

- Financial documentation is needed to describe financial hardship.
- The Board would not support a Variance for a front yard setback encroachment.
- Shift the house back at least behind the front setback required.
- Keep the house more to the north, away from the historic stone wall.
- Do not exceed the height limit for massing considerations.
- Do not totally wrap the house in board and batten, as it emphasizes the mass.

2. 5707 Dublin Road, 21-163MPR, Minor Project Review

~~The Chair stated this application was a request for the installation of a 72-square-foot shed at a historic, single-family home on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms. The site is ±300 feet north of the intersection of Dublin Road with Hertford Lane.~~

Staff Presentation

~~Ms. Mullinax presented an aerial view of the site where this historic 'James Davis' home is located, which is outside of the Architectural Review District but is listed on Appendix G, which defers to the Historic District Code. This property appears on the Ohio Historical Inventory and the National Register of Historic Places. A closer view of the property was shown, which once included a spring house and a chicken coop in the rear yard, demolished without City approval by the previous owner. A photograph was taken of the front of the house that was built circa 1840. In May of 2021, the ARB approved a Minor Project for the replacement of windows and a new entry door.~~

~~The proposed 72-square-foot shed will be located in the southwest rear yard behind the asphalt parking area. The shed will have a gravel foundation, which will meet the existing brick walkway and take the place of the previously existing chicken coop location. The shed is set back 24 feet from the southern/side property line, and 80 feet from the western/rear property line, which meet all required setback requirements. The proposed shed is 6 feet wide and 12 feet in length, and 7 feet in height with a gable,~~