



## PLANNING REPORT

# ARCHITECTURAL REVIEW BOARD

Wednesday, March 15, 2023

## 64 S. RIVERVIEW STREET 22-161MPR

[www.dublinohiousa.gov/arb/22-161](http://www.dublinohiousa.gov/arb/22-161)

### Case Summary

Address	64 S. Riverview Street, Dublin, OH 43017
Proposal	Exterior modifications to an existing building located within the Historic District.
Request	Review and approval of an Architectural Review Board application under the provisions of Zoning Code Section 153.176 and the Historic Dublin Design Guidelines.
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Minor Project with Conditions</u>
Next Steps	Upon review and approval of the Minor Project by the Architectural Review Board (ARB), the applicant shall apply for applicable building permits through Building Standards.
Applicant	Jerry Kaltenbach, K5 Construction Wendi Townshend, Property Owner Norm Senhauser, Property Owner
Case Manager	Jane Peuser, Planning Assistant (614) 410-4675 <a href="mailto:jpeuser@dublin.oh.us">jpeuser@dublin.oh.us</a>  Taylor Mullinax, Planner I (614) 410-4632 <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a>

Site Location Map

22-161 MPR | 64 S. Riverview St.



- Site Features**
- 1 Significant Grade Change, Floodplain
  - 2 Existing trees and vegetation
  - 3 Existing multi-level deck



## 1. Background

### Site Summary

The 0.23-acre site is zoned HD-HR, Historic Residential District and is located northeast of the intersection of Eberly Hill Lane and S. Riverview Street. The existing home sits on a steep grade that backs up to the Scioto River. The home is vertical in nature due to the steep grade change, with three levels visible from the rear and one level visible from the front elevation along South Riverview Street. The existing home is recommended non-contributing to the Historic District and was constructed in 1994.

The applicant constructed a multi-level deck to replace a previously-existing, multi-level deck to the rear of their home without ARB approval, but obtained proper permitting from Building Standards. The applicant is seeking ARB's review and approval of the constructed deck in addition to a new spiral staircase. Obtaining ARB's approval now ensures a clear record for the site moving forward.

### Site History

Building Standards approved the application to replace an existing deck on September 21, 2022.

### Process

The purpose of the Minor Project Review (MPR) is to provide an efficient review process for qualified minor projects located within the Historic District, ensuring that applications meet the requirements of Code Chapter 153. The applicant may apply for building permits through the Department of Building Standards upon approval from the ARB.

## 2. Community Plan and/or Zoning Code

### Historic District – Historic Residential District

In February 2021, City Council approved amendments to the Zoning Code, which separated the Historic District from the Bridge Street District and established the Historic District Code. March 2021 is the effective date of this Ordinance, and future applications are reviewed under 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 in February 2021.

### Historic Design Guidelines

The *Historic 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.

## 3. Project

### Details

This is a request for a multi-level wood deck on the rear elevation of an existing non-contributing home with a new screened in second level and a new black spiral staircase connecting the ground and second level of the deck. The intent of the new deck is to replace the original deck, which was in poor condition and required replacement. The previous deck

was two levels, leading to the second and third floors of the home. The applicant added an additional level on the ground story to access below grade storage. The deck footers replaced the original deck footers in the same holes, and the deck maintains the same footprint.

#### *Deck Overview*

Code section 153.074 requires that decks are within the buildable area of the lot and located to the rear or side of the principal structure. The newly built deck meets locational requirements, as it is not encroaching on any setbacks, easements, or no build zones on the property, and the deck is located on the rear elevation. The applicant will not be changing any grading, or impacting any existing trees, with the proposed project.

Per Chapter 6 Section 6C of the *Historic Design Guidelines*, metal

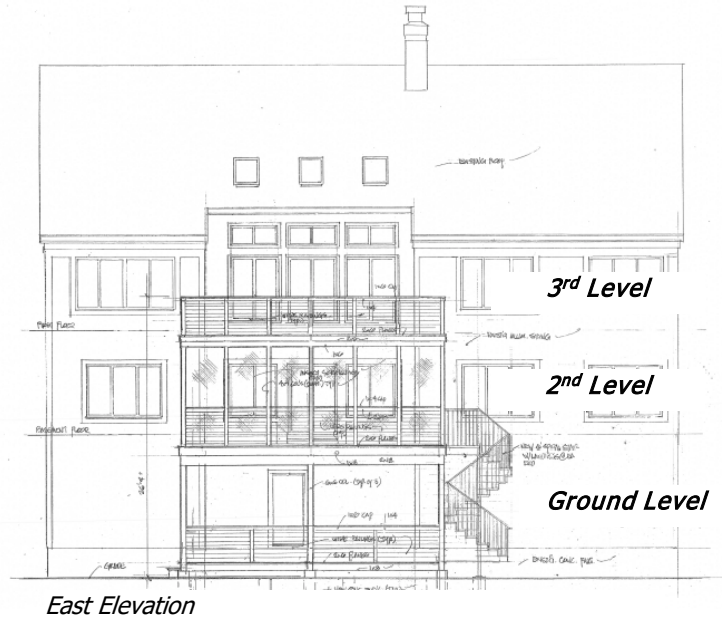
and wood are both approved materials for decks and deck railing. The new deck has three levels, as previously described, and was constructed with pressure treated cedar planks. The railing is composed of Feeney stainless steel cable. Cable railing was disapproved by ARB at 94 Franklin Street in February 2022, with a determination that cable railing was too contemporary for that style of house. 94 Franklin Street is recommended contributing to the Historic District. 64 S. Riverview is considered non-contributing and due to this status, Staff has no concerns about the cable rail system. Additionally, the decks are not visible from the front or sides of the house.

The Guidelines Chapter 6 Section 6B recommend painting or staining the wood to match the trim of the home. Even though the decks are constructed of cedar, Staff has concerns about the raw wood wearing over time, and a condition of approval is recommended that the applicant either seal all wood with clear sealant or stain it to preserve the finish.

#### *Lot Coverage & Setbacks*

Code Section 153.173 and Tables 153.173A and 153.173B lay out the site development standards for the Historic Residential District. The maximum allowed lot coverage is 45%; existing lot coverage is 38%, thus meeting this requirement. The applicant also meets all setback requirements which are listed below.

- Minimum Front Yard: 0 ft
- Minimum Side Yard: 3 ft
- Minimum Total Side Yards: 12 ft
- Minimum Rear Yard: 20% of lot depth, not to exceed 50 ft



*Ground Level Deck*

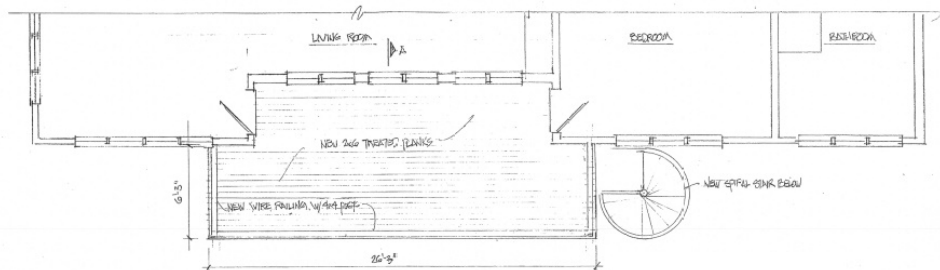
The ground level deck is 6 feet in depth and 25 feet 6 inches in width, and there is a two-step stair coming off the ground level deck also made of rough cedar.



Ground Level Current Conditions

*Second Level Deck*

Per Chapter 4 Section 9 of the *Historic Design Guidelines*, fully enclosed decks are not supported to avoid creating a permanent interior space. The second level deck is 6 feet 3 inches in depth and 26 feet 3 inches in width. This level of the deck is constructed with the same deck and railing materials, but also features an insect screen. Staff has determined that the insect screening does not opaquely enclose the deck and thus complies with the Guidelines.



Second Level Plan view

*Third Level Deck*

The third level deck is open air and is the same in depth and width as the second level.

*Spiral Staircase*

The project includes a new black spiral staircase that connects the second level of the deck with the ground level. The staircase is 11 feet and 3 inches tall and will have a 4 foot by 4 foot concrete landing at the ground level. The staircase will allow access between levels without disturbing the grading or existing landscaping.

Staff has no concerns with the proposed staircase due to the lack of visibility from the public right-of-way and side elevations.

In May 2013, ARB approved a spiral staircase at 134 South Riverview Street, which is also considered a non-contributing property. The Board had no conditions of approval other than the applicant must verify the height of the stairs prior to applying for building permits.

*Floodplain*

The applicant has submitted a survey that demonstrates the proposed project is not located within the Special Flood Hazard Area.

## 4. Plan Review

### Minor Project Review

Criteria	Review
1. The MPR shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations	<b>Criteria Met:</b> The proposal is consistent with the Community Plan, and all adopted plans, policies and regulations with Conditions.
2. In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	<b>Not Applicable:</b> There is no associated PDP or FDP for this site.
3. The MPR shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	<b>Criteria Met:</b> Cable railings have not been traditionally approved by the ARB; however, Staff is supportive of the more modern railing due to the home's status as non-contributing in the Historic District. ARB approved a spiral staircase for 134 S Riverview St in 2013, which is also non-contributing.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	<b>Not Applicable:</b> This application does not propose a change in land use.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	<b>Criteria Met with Condition:</b> While this home is non-contributing to the Historic District, Staff recommends staining or sealing the wood to further preserve it.
6. The proposed MPR is consistent with surrounding historic context, character, and scale of immediately	<b>Criteria Met:</b> S. Riverview Street has challenging terrain along the Scioto River due to the steep grade change. The proposed deck and stairs are consistent with the surrounding character of multi-level decks and complex staircase systems on the east side of S. Riverview Street. None of these

Criteria	Review
surrounding area and the district as a whole.	elements will be visible from the right-of-way or side elevations of the house.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .	<b>Not Applicable:</b> No new buildings are proposed with this application.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the <i>Historic Design Guidelines</i> .	<b>Criteria Met:</b> The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines.

## Recommendation

**Planning Recommendation:** Approval of Minor Project Review with conditions:

- 1) Applicant stain or seal all wood surfaces;
- 2) Applicant apply for the appropriate building permitting for the spiral staircase upon approval from the ARB.