



Minor Project Review

14-013ARB-MPR – BSC Historic Residential District

Rigsby Residence – Architectural Modifications 64 South Riverview Street

This is a proposal for a roof replacement for a single-family home in the Historic District, on the east side of South Riverview Street at the intersection with Eberly Hill. This Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Date of Application Acceptance

Friday, February 14, 2014

Date of ART Recommendation

Thursday, March 6, 2014

Date of Architectural Review Board Determination

Thursday, March 19, 2014

Case Managers

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PART I: Application Overview

<i>Zoning District</i>	BSC Historic Residential District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Modifications to an Existing Structure (Roof)
<i>Use</i>	Single Family Residential (Permitted Use in BSC Historic Residential District)
<i>Building Type</i>	Existing Structure; Single-Family Detached (Permitted in BSC Historic Residential District)
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	64 South Riverview Street
<i>Property Owner</i>	Mark and Judy Rigsby
<i>Case Managers</i>	Jordan Fromm, Planning Assistant (614) 410-4654 jfromm@dublin.oh.us Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The proposal includes the replacement of the existing dimensional asphalt shingles with slate-patterned asphalt shingles on the roof of an existing single-family home located in the Historic District. The existing home was constructed in 1995 and is not on the Ohio Historic Inventory or the National Register of Historic Places.

PART II: Administrative Review Team Comments

Land Use and Long Range Planning

§153.062(E)(3) and (4) – Roof Materials and Colors

Permitted roof materials include 300 pound or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.

The applicant has elected to replace the existing dimensional asphalt shingle roof with slate-patterned asphalt shingles in Hearthstone Slate to produce an appearance that complements neighboring roof styles. The applicant has opted not to install a more historic style roofing material, such as standing seam or slate as the home is not an historic property nor is the home style historic in character.

Building types in the Bridge Street District are required to provide a range of high quality buildings which reinforce the character of each district. The intent of the BSC Historic Residential district is to permit the preservation and development of homes while maintaining and promoting the traditional residential character of the Historic Dublin area. The existing structure is not historic; therefore, traditional roofing materials on other homes in the Historic District such as slate and standing seam would be inappropriate in this case. The proposed roof material change complements the existing structure and is appropriate in character to its surroundings.

Building Standards, Parks and Open Space, Fire, Engineering, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team shall review this application based on the review criteria for Minor Projects, which include the following proposed responses:

(c) Meets Applicable Zoning Regulations

Criterion Met. The proposed materials are consistent with the Zoning Code requirements for primary roofing materials in type of material, visual depth, and color.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion Met. The proposed building materials will contribute to the traditional residential character of the BSC Historic Residential District as well as meet the requirements for primary building materials in the Bridge Street District.

Architectural Review Board

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion Met. The proposed roofing materials are compatible with the character of the existing building and adjacent buildings.

5) Appropriate Color Scheme

Criterion Met. The proposed color is Hearthstone Slate; it is similar in color to the original roofing material and complements the colors of the existing building.

Alteration to Buildings, Structure, and Site Standards

1) Reasonable Effort to Minimize Alteration of Buildings and Site.

Criterion Met. The proposed architectural modifications are limited to the change in roofing material, and maintain the original architectural character of the structure.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Approval for this Minor Project Review Application as submitted.