

Minor Project

15-122ARB-MPR – BSC Historic Residential District

Castray Residence – 25 S. Riverview Street

This is a proposal for site modifications to the driveway, walks, and porches of an existing single-family residence on west side of South Riverview Street and north of Spring Hill Street. This is a request for review and recommendation of approval to the Architectural Review Board for a minor project review under the provision of Zoning Code Sections 153.170 and the Historic Dublin Design Guidelines.

Date of Application Acceptance

Monday, December 7, 2015

Date of ART Recommendation

Thursday, January 7, 2016

Date of Architectural Review Board Determination

Wednesday, January 27, 2016

Case Managers

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PART I: APPLICATION OVERVIEW

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|----------------------------------|---|
| <i>Zoning District</i> | BSC Historic Residential District |
| <i>Review Type</i> | Minor Project |
| <i>Development Proposal</i> | Existing Structure, driveway, walks and, porches |
| <i>Administrative Departures</i> | None |
| <i>Waivers</i> | None |
| <i>Property Address</i> | 25 S. Riverview Street |
| <i>Property Owner</i> | Tim and Christine Castray |
| <i>Case Managers</i> | Katie Dodaro, Planning Assistant (614) 410-4663 kdodaro@dublin.oh.us Jennifer M. Rauch, AICP, Planner Manager (614) 410-4690 jrauch@dublin.oh.us |

Application Contents

The existing bungalow style single-family residence is an early 20th century historic building and is located on the west side of South Riverview Street and north of Spring Hill Street. This stone residence features a gable roof with the gable end facing the street, a front porch with stone piers, six-over-one windows, a central entrance, and a one story wing with matching stone exterior and standing seam metal roof. There is a back porch and frame addition at the rear that includes a garage.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning, Building Standards, Engineering

Minor Project

The applicant is proposing to resurface the existing walkways, steps, porches, and driveway with a poured concrete. The proposal includes resurfacing three porches including the steps and the walkways that connect the porches to the structure and the existing gravel driveway. There are two porches at the front of the property and one off the back of the property. The walkways will be resurfaced in a putty colored concrete that will be stamped with a Notched Ashler Slate design and the release will be done in a charcoal color. The porches and steps will also be resurfaced with putty colored concrete that will be stamped with a Slate Skin design and will include charcoal colored inseams. The driveway will be done in concrete gray and will include no design.

Walk Ways

The existing walkways are made of brick and stone. The applicant is proposing to resurface the walkways with the following scheme:

| | |
|-----------|-----------------------------|
| Material: | Concrete |
| Color: | Putty with charcoal release |
| Design: | Notched Ashler Slate |

Porches

The existing two front porches and steps are made of brick and stone and the existing back porch is made of concrete. The applicant is proposing to resurface the porches and steps with the following scheme:

Material: Concrete
Color: Putty with charcoal release
Design: 5' x 5' Slate Skin

Driveway

The existing driveway is made of gravel. The applicant is proposing to resurface the driveway with the following scheme:

Material: Concrete
Color: Concrete Gray
Design: No design

Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

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

(c) Meets Applicable Zoning Regulations

Met. The proposal is consistent with the Zoning Code requirements.

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

Met. The proposed modifications are improvement to the structure and will enhance the character of the BSC Historic Core District.

Architectural Review Board Criteria

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. The following is an analysis based on those criteria.

Applicable General Review Standards

1) Character and Materials Compatible with Context

Met. The proposed materials are appropriate for the character of the structure.

2) Recognition and Respect of Historical or Acquired Significance

Met. The proposed resurfacing of the walk ways, porches, and driveway maintain the original placement and are appropriate based on historic nature of the building.

3) Compatible with Relevant Design Characteristics

Met. The proposed replacement return the structure to a more historically accurate design.

5) Appropriate Color Scheme

Met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines*.

Alteration to Buildings, Structure, and Site Standards

1) Reasonable Effort to Minimize Alteration of Building and Site

Met. The proposed resurfacing involve minimal alteration to the structure.

2) Conformance to Original Distinguishing Character

Met. The proposed alterations to the walks, patios, and driveway conform to the original exterior qualities and enhances the buildings character.

3) Retention of Historic Building Features and Materials

Not applicable.

4) Alteration Recognizes Historic Integrity and Appropriateness

Met. The proposed resurfacing designs are appropriate.

5) Recognition and Respect of Historical or Acquired Significance

Met. The proposed resurfacing shows recognition and respect of historical significance.

6) Sensitive treatment of Distinctive Features

Not applicable.

7) Appropriate Repair or Replacement of Significant Architectural Features

Met. The proposed resurfacing and design are consistent for the time period of the structure.

8) Sensitively Maintained Historic Building Materials

Not applicable.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with no conditions.