

February 2023

Project Address: 83 S. High Street Dublin, Ohio
Property Owner: Phil and Julie Renaud

PROJECT NARRATIVE

Julie purchased this historic home in 2011. She first used it as her personal residence and completed a number of small remodeling projects on it, including restoring the current front porch. Phil and Julie are currently using the home as rental property but would like to make it their personal residence once again. They're planning to use the existing carriage house as a home office.

The changes they're proposing will make the house more suitable for them and include creating a primary bedroom suite on the first floor; enlarging and relocating the kitchen; adding a family living space; and adding a small laundry and attached single-car garage. We're also proposing to remove a more contemporary non-contributing open porch addition at the rear of the home.

It is important to the Renauds that the character of the original home is kept intact, inside and out. Towards that end we're designing the addition to attach to the house without obscuring the primary masses, using roof shapes and pitches inspired by the existing; and breaking up the massing the new addition to remain subordinate to the main house.

Other changes are proposed on the balance of the site and include removing brick patios at the west and east sides of the existing carriage house; removing a dilapidated pergola attached to the carriage house; and reducing the amount of paved area on the site.

Describe the relationship of the proposed development to the surrounding historic context and character:

- This is a remodeling and addition to an existing historic home. All of the exterior work is located at the back of the house, keeping the existing historic main mass of the home untouched but for basic maintenance and a change in paint color. The addition at the rear of the property is in keeping with the character of the house, and has similar massing and placement as other properties in the area.

State how the project relates to the Dublin Community Plan, the Historic District Code, the *Historic Dublin Guidelines*, and any other applicable standards:

- Per the Dublin Community Plan, this project preserves and maintains the existing historic home, and maintains its place within the context of the Historic District.
- Per the Historic Dublin Guidelines and Historic Dublin Code, this is a sensitive infill and remains a smaller, cottage-scale building on the southern end of South High Street in the historic core of Dublin, as per the purpose and intent of the Historic South District.

Explain how the Preliminary Development Plan feedback and conditions of approval are incorporated into the Final Development Plan:

- This project did not have a Preliminary Development Plan, rather it was presented to the ARB twice as an Informal Review. There was no feedback from the second Informal Review that changes the design. The project is as submitted during the second Informal Review, with additional detail and information.

Identify requested Waivers from the Historic District Code and provide an explanation of need:

- As discussed at length during the two Informal Reviews, we are requesting a waiver to Table 153.173A Historic Zoning Districts – General Development Standards, “Maximum Building Footprint” for the Historic South Neighborhood, which requires “no single building shall exceed 1,800 square feet.”
- We’re requesting this because the existing home is quite small and needs additional space to make it suitable for use as a single-family home (it’s original use). We are remodeling some interior space but wish to keep some of the existing rooms relatively untouched in order to maintain their historic character.
- Other coverages and area meet the requirements of the code. See the chart below for more detail:

Item	Area (sf)	
Lot Area	6,332	
Allowed Development Coverage at 65% of Lot Area	4,115	
Footprint Area of house, garage, and porches	2,155	(1,800 allowed) (+ 20% = 2,160)
Footprint of carriage house	500	
Total building area	2,655	(3,000 allowed)
Driveway and walks	1,159	
Total lot coverage area	3,814	(4,115 allowed)

- We’re requesting a waiver to the minimum roof pitch of 6/12. One small area of roof will be 5/12 (connects garage addition to house addition) and another saddle will be 4/12 (connects existing house to addition).
- We’re requesting a waiver to use a composite construction garage door (see attached spes). This door will be painted.
- We’re requesting a waiver to use a fiberglass side door on the garage. This door will also be painted.