



PLANNING REPORT

Architectural Review Board

Wednesday, April 26, 2023

83 S. HIGH STREET 23-013MPR

www.dublinohiousa.gov/arb/23-013

Case Summary

Address	83 S. High Street
Proposal	Remodel and addition to an existing, two-story building on a 0.15-acre site zoned Historic District, Historic South. The site is located southwest of the intersection of S. High Street with Eberly Hill Lane.
Request	Request approval of a Minor Project Review and Waivers.
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Approval of Waivers</u> <u>Approval of Minor Project Review with conditions</u>
Next Steps	Upon review and approval of the Waivers and Minor Project Review (MPR), by the Architectural Review Board (ARB), the applicant may file for building permits through Building Standards.
Applicant	Richard Taylor, RTA Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

23-013MPR | 83 S. High Street



Site Features

1 Previously shared parking



1. Background

Site Summary

The Giles Weaver house was built ca. 1830. Mr. Weaver was a prominent saddle maker and one of the original members of the I.O.O.F. in Dublin, although he left town in 1855. This is one of the early buildings in town and had elements of the Federal Style at the time of the Historic and Cultural Assessment (HCA). These elements have since been replaced by more historically accurate porch details. The foundation is rectilinear and made of visible native stone. The walls are clad in clapboard siding, and the roof is zinc-colored standing seam metal in a saltbox form. Existing windows are noted as replacements on the HCA. The house is found to be contributing on the basis of location, design, setting, feeling, and association, and the condition was noted as good. The carriage house was constructed in approximately 1940 and was not noted on the HCA.

The site is located on the east side of S. High Street, south of Eberly Hill Lane and is zoned Historic District – Historic South District on a 0.15-acre parcel. The site has approximately 31 feet of frontage on S. High Street and 30 feet on Mill Lane.

The building has previously been used as a business, and a shared parking lot is located between the house and garage; the parking lot extends to Pinneyhill Lane. The parking lot easement was released in 2017 (documentation attached). The owners intend to convert the structure to their private residence, while using the carriage house in its current form as a home office.

Development History

This project was reviewed by the ARB twice informally. The Board offered the following comments:

September 2022

- Concern about the size of the proposed addition relative to maximum size permitted in the District
- Discussion about a 20% building size increase Waiver
- Proportions of the garage addition
- Potential for two accessory structures on the lot

November 2022

- Applicant provided refined massing, building size, and materials
- Board in favor of revised attached garage form
- Board noted support for maximum 20% footprint size Waiver
- Discussion about using slightly different materials on the addition

Site Characteristics

Natural Features

The site has existing trees: two smaller Spruce trees and one 17" DBH locust tree in a railroad tie planter. Another deciduous tree in the center of the lot was previously removed. Otherwise, the site is fully developed with an existing primary structure, detached structure, grass, brick pavers, and parking area.

Road, Pedestrian, and Bike Network

The property has double frontage on S. High Street at the front and Mill Lane at the back. The Mill Lane frontage provides vehicular access for the site. At the rear of the lot, the existing parking area is accessed at Mill Lane and Pinneyhill Lane to the south.

Sidewalks exist along S. High Street; none are present on Mill Lane. Mill Lane does not have sidewalk facilities, and the right-of-way is very narrow. No specific bike facilities exist adjacent to the site.

Process

Subsequent to Waiver and MPR approvals, the applicant may apply for building permits through Building Standards.

2. Zoning Code and Guidelines

HD-HS: Historic South District

The intent of the Historic South District, per Code, is to ensure sensitive infill development and redevelopment and provide an improved pedestrian environment while still accommodating vehicles. The Code identifies development standards, including maximum building and footprint sizes, lot coverage, and setbacks. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The Code standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction on preservation, sensitive design, and complementary materials. The Guidelines provide best practices for rehabilitation (Chapter 4), new construction (Chapter 5), and site design (Chapter 6).

3. Project

Lot Coverage, Setbacks, Footprint Size

The maximum permitted lot coverage in the Historic South District is 65 percent, per Table 153.173A. Proposed is 60.2 percent, including the addition, the existing carriage house, and a new patio.

The required setbacks are:

Front	0'
Side	3'
Rear	25'
Rear Pavement	5'

The proposed house addition is shown to meet all required setbacks; however, the existing carriage house does not meet the rear setback. Since this is an existing condition, it is legal, and is permitted to remain. A brick patio and arbor on the west side of the carriage house are currently within the Mill Lane right-of-way and are proposed to be removed.

The maximum building footprint is limited to 1,800 SF per Table 153.173A of the Code. The applicant requests an increase of 19.7 percent to allow a footprint of 2,155 SF. This requires a Waiver, discussed herein.

Massing and Materials

East Elevation – S. High Street

The east elevation is the front-facing façade of the home, and few changes are proposed. The house is measured at 21 feet, 1 inch in height to the mid-point of the gable.



replacement brackets and spindles on the front porch, which will remain intact as the most-defining feature of the original house. Windows have already been replaced and will not be changed with this application. The existing siding, trim, and paint will remain. The existing standing seam roof is proposed to be replaced with a new standing seam roof in Classic Bronze, per the attached details. The current “zinc” roof appears original to the house; both staff and our consultant (see attached memo) prefer the

original zinc color to be used. Guidelines Section 4.1B and C state that repair/replacement should be based on accurate replication of materials, and that replacement materials should replicate the material being replaced. Staff recommends a condition of approval for this highly-visible element to remain its current color.

North Elevation – Right Side Yard

The maximum addition roof height is 14 feet, 2 7/32 inches at the garage and living room, supporting Section 4.12G and H of the Guidelines, where roofline additions should have the least amount of visual impact and be below those of the original building. The proposed building footprint steps in significantly from the original house form, providing space for the proposed garden and also meeting Guidelines Sections 4.12B and C, where additions are at the rear and connected by a hyphen. This addition contains the family room and garage areas, linked by a shallow (4:12) roof pitch hyphen, subject of a Waiver request. To the rear of the proposed living area addition is a proposed single-car garage, linked by another appropriate low hyphen (5:12), also included as part of a roof pitch Waiver.



North/Right elevation, historic house on left

An existing window within the historic kitchen bump-out is to be filled in from the inside, backed with plywood painted black. This allows the original window pattern and trim details to remain on the historic house, while allowing internal flexibility for modern living. Windows on the addition are proposed to be two-over-two, with the living room windows also having transoms. The new man door for the garage is proposed to be fiberglass by Therma-Tru in Sandstone, which requires a Waiver. This same door has been previously-approved at 181 S High Street, and its proposed location is not visible from public rights-of-way. The windows and door are arranged symmetrically, following Guideline Section 5.6A and B, where patterns and ratios of openings are similar to historic patterns.

The living room chimney will match the historic red brick of the existing chimneys to the greatest extent possible, which is a terra cotta color. Care should be taken to match the width of the existing mortar joints. The existing chimney cap on the north side is a utilitarian terra cotta collar with a black spark arrester. Staff supports this approach because it matches an existing chimney and has limited visibility from S. High Street.

The addition will be clad in Smooth LP SmartSide board and batten. Details are provided with the submittal and are appropriate. The siding shall be painted Rookwood Shutter Green (SW2809) and Classic Light Buff (SW0050) for trim and fascia. These colors match the existing building. Windows are aluminum-clad wood by Sierra Pacific (Monument) in Sandstone. Roofing material was previously noted, along with a recommended condition of approval. The carriage house will not be changed as part of this project.

Gutters and downspouts for the entire building are proposed to be an ogee shape aluminum, painted to match the trim and matching those on the historic structure. This is in accordance with Guidelines Section 4.10D, where gutters and downspouts are to be compatible with the overall design and color of the building.

South Elevation – Left Side Yard

The existing south elevation is on the shared property line with 87 S. High Street. The proposed addition is shown set back the required three feet, with five feet for the living spaces to accommodate fire separation criteria. The new living area is connected by the previously-discussed low hyphen. The central addition form shows a gable parallel to the original house with two windows. One is a double window with transoms, and the other is a single, and each show a two-over-two configuration. Another lower hyphen connects this section of the house to the new garage, which has a single two-over-two window. All addition roof heights are below the historic building's roof, again addressing Section 4.12G and H of the Guidelines.



South/Left elevation, historic house on right

Section 153.174(J)(1)(a) states that façade materials shall be high quality, including stone, manufactured stone, and full-depth brick. The *Historic Design Guidelines* state in Sections 4.12F and 5.4D that additions should avoid concrete block and exposed poured concrete. The addition foundation is noted as “painted poured concrete foundation wall” (#13 on the elevations). While this exposed area is not tall, it is long, and painted concrete or concrete block is not supported. The historic structure’s foundation is visible and shows native rock; staff supports a similar material on the visible portions of the addition’s foundation. A recommended condition of approval addresses this.

Windows are arranged in historic fashion, addressing the Guidelines. An existing window on the historic structure is proposed to remain but be covered from the inside to address living space arrangements. Staff is supportive of this approach. All siding, trim, and fascia materials and paint will match those previously identified.

West Elevation – Mill Lane

The west elevation’s maximum height is 14 feet, 2 7/32 inches. The proposed garage door is stated to be a “composite material” from Clopay, Canyon Ridge series: steel with a textured PVC skin that will be painted Sandstone. A Waiver is needed for the composite material, and the Board has approved these garage doors under the previous Code. The style is an appropriate carriage house design with vertical detailing and a row of windows at the top.



The family room doors are seen set back from the garage face. These indicate French doors with transoms; the doors have two-over-two windows and two-pane transoms. The French doors are from Sierra Pacific and are aluminum-clad wood as indicated in the accompanying specifications. All siding, trim, and fascia materials will be painted to match those previously presented for the addition.

West/Rear elevation

Patio

A 177-square-foot recycled brick patio is proposed on the north side of the property. The applicant will reuse the existing brick from the west side of the carriage house. The terra cotta colored brick is appropriate for the project.

Lighting

While neither Staff nor the Board has the authority to approve/dis-approve single-family residential lighting levels, Guidelines Section 6.7 speaks to lighting style. Sub-sections A and B recommend fixtures that are scaled appropriately to the use and character of the surrounding properties, with simple designs, avoiding large ornate fixtures.

Proposed on the front elevation are "French Quarter" gas lights from Bevolo, 14 inches tall and 9 inches wide and deep. Based on the attached literature, they appear to be stylistically inappropriate for this vernacular structure, especially the prominent curled hanger. Staff recommends a condition of approval that a simpler fixture be chosen. No other lighting is proposed at this time.

Tree Preservation

Tree Preservation Plans are not required for single family residential properties; however, Code Section 153.173(H)(8)(a)(2) states that where practicable, site design, architectural layout, and utilities shall preserve existing trees, including those on adjacent parcels. Staff encourages Best Management Practices to ensure that the district's tree canopy, and resulting character, is maintained.

Noted on this plan are trees on adjacent properties to the north that are within 15 feet of planned excavation for this project; these should be protected during construction. Three existing trees are proposed to be removed with this project: two smaller spruce trees and a 17-inch DBH locust. Given the small lot and need for adequate driveway access, preservation of these trees is not possible. Resulting garden areas will be planted with grass.

Access

The applicant indicates the required driveway width of 10 feet for access from Mill Lane. Additionally, adequate turnaround from garage has been provided, and the owners plan to use the driveway and garage to meet parking requirements per Dublin Code Section 153.212, and Historic Code Table 153.173C, for single-family residential.

Due to the existing, narrow condition of Mill Lane, staff is not requesting that sidewalks be constructed.

Utilities and Stormwater

Staff is expecting detailed plans for any modification to utilities at the building permit stage, based on the complexity of the existing system. The applicant will need to plan for providing these for review and approval at building permit. A recommended condition of approval is included.

The site was previously developed as a multi-parcel development that included both cross parking agreement and stormwater management. In April of 2017, the cross access easement was released for the three properties, attached. For stormwater, parking lot ponding occurs

mainly on 91 and 87 S. High Street, directly to the south of this parcel. As part of this development, a comprehensive stormwater management redevelopment study will have to be conducted; this parcel cannot stand alone particularly because its development cannot adversely affect the other parcels (including parking and access). To this end, staff recommends a condition of approval to provide a comprehensive plan for the redevelopment of the lots, ideally with all owners participating, and to incorporate necessary improvements to the satisfaction of the City Engineer.

4. Plan Review

Waiver Review	
Table 153.173A: No single building footprint shall exceed 1,800 SF	
Request: New addition with a total of 2,655 SF (19.7% increase)	
Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Met: Separate buildings were considered for this addition at Informal. This would have allowed the applicant to meet the requirements of the regulation; however, would have created a disjointed and cluttered site. The proposed addition is sympathetically done relative to the original building, is in keeping with the surrounding properties, and is the best choice for this particular site.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The increase in size is not visible from S. High Street and would be minimally visible from Mill Lane. The historic context will be maintained.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criteria Met: Adaptive re-use for modern activities is an important goal within any historic district to allow historic assets to be used and maintained. The intent of the Community Plan, Historic Code, and Guidelines are all met with this request.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: The request is not related to cost or convenience.

Criteria	Review
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: The proposal is of a cohesive, high quality nature that is superior to individual buildings on the site.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The Code language is appropriate, and the Waiver request is also appropriate. Each Waiver is evaluated on its own merits.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	Not Applicable: Residential is a permitted use within the Historic South District.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.	Criteria Met: The request is for a 19.7 percent increase in footprint size.
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.	Not Applicable: The request does not affect contributing status of the building.

Waiver Review

153.174(B)(4)(c)(1): Roofs shall not be sloped less than 6:12
Request: 5:12 @ laundry hyphen and 4:12 @ connecting hyphen

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Met: The proposed hyphen connections are appropriate for this specific design and ensure an addition that is below the height of the historic structure. At Informal, roof connections that were parallel to the existing structure were initially presented; this is a more pleasing and compliant solution.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The addition will not be visible from S. High Street, thus preserving the most important façade. These roof forms will allow the addition components to be read as almost-individual structures, adhering to the intent of the Code.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criteria Met: This Waiver allows the Code and Guidelines to be successfully met. The addition is sympathetic and secondary to the main building.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: The request makes the best architectural sense for the overall design, and neither cost nor convenience are a part of that decision.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: This particular Waiver allows sensitive additions to be made to this building, thus ensuring a high-quality project.
6. The requested Waiver is better addressed through	Criteria Met: This is an appropriate interpretation of the Code and Guidelines. The main portions of the addition, the

Criteria	Review
the Waiver rather than an amendment to the requirements of this Chapter.	garage and living area, have roof pitches that match Code requirements.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	Not Applicable: Residential is a permitted use within the Historic South District.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.	Not Applicable: No numeric Waiver is sought.
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.	Not Applicable: The request does not affect contributing status of the building.

Waiver Review
153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood or vinyl-clad wood.
Request: Use of composite garage door and fiberglass man door

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Not Met: The applicant wishes to use both doors to diminish maintenance requirements and increase longevity.

Criteria	Review
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: The use of durable materials in the District is appropriate to avoid deferred maintenance. The proposed doors were used on other projects in the District; however, this was under the previous Code and Guidelines. Visibility of the material is limited from both S. High Street and Mill Lane.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criteria Met: The style of both doors is appropriate to the District and the specific project. The garage door will only be minimally seen from Mill Lane, and not from S. High Street; the man door is interior to the site. The spirit and intent of the Code and Guidelines are met.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Not Met: The request is made to avoid maintenance and thus, for convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.	Criteria Met: Both products appear to be high-quality and are appropriate in design for this project. Deferred maintenance can be avoided with more durable materials, such as proposed.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria Met: The Code is appropriate, and provides the opportunity to seek such Waivers.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.	Not Applicable: Residential is a permitted use within the Historic South District.

Criteria	Review
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.	Not Applicable: A numeric Waiver is not sought.
9. In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.	Not Applicable: The request does not affect contributing status of the building.

Minor Project Review	
Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met with Conditions and Waivers: The project is consistent with all plans, policies and regulations when combined with the Waivers and recommended conditions of approval. Each condition is instrumental in preserving the character and appropriateness of this important building on S. High Street.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: There are no PDPs or FDPs associated with this request.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.	Criteria Met with Conditions: The request will be consistent with the record with the recommended conditions of approval.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Criteria Met: The proposed land use is permitted within the Historic South District.

5. The proposed development is consistent with the *Historic Design Guidelines*.

Criteria Met with Conditions: The proposal will be consistent with the Guidelines when combined with the recommended conditions.

6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.

Criteria Met with Conditions: Roof materials and lighting are highly visible ways to maximize compatibility with surrounding context and character on S. High Street. Cladding the exposed addition foundation is also an important detail from Mill Lane; to not clad the foundation would set a negative precedent.

7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.

Criteria Met with Waiver: Siting of the addition is appropriate and meets all setback and Guideline criteria. The footprint size of the addition requires approval of the Waiver, and it is within the Board's authority of 20%.

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 *Historic Design Guidelines*.

Not Applicable: These elements are not required for a single-family residential project.

Recommendation

Planning Recommendation: Approval of the building footprint Waiver.

Planning Recommendation: Approval of the roof pitch Waiver.

Planning Recommendation: Approval of the garage and man door Waiver.

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

- 1) The visible addition foundation shall be clad in stone or manufactured stone to match the existing structure's foundation, to be approved by staff prior to building permit.
- 2) The proposed front façade lighting shall be revised to fixtures that are less ornate and more vernacular in character, to be approved by staff prior to building permit. Any additional lighting shall be approved by staff prior to building permit.
- 3) The proposed roof color shall closely match the original zinc color for the structure, to be demonstrated at building permit.

- 4) The applicant shall provide detailed plans for any modification to utilities at the building permit stage, to the satisfaction of staff.
- 5) A comprehensive redevelopment study shall be conducted at building permit, such that no other parcels are adversely affected (not necessarily limited to stormwater, parking, and access) by this development, in which any necessary improvements are incorporated to the satisfaction of the City Engineer.