

To: Chase Ridge  
Planner I, City of Dublin

From: Dan Phillabaum, AICP, RLA  
Landplan Studios, LLC

Date: September 17, 2019

**Re: 156 South High Street (19-056ARB)—Architectural Analysis of Façade Details**

I have completed my analysis of the architectural materials submitted for the proposed new single family residence at 156 South High Street. The following memo addresses the uncertainties of the Architectural Review Board with respect to the architectural appropriateness of the several façade details, including windows and window trim, dormer design and porch details.

## **1. Introduction**

As generally stated in the Draft Historic Dublin Design Guidelines, the operative principle for new construction is that it should be similar to existing contributing buildings in the area. New buildings should be designed to be obviously new to the observer, but with continuity and compatibility with the underlying principles of space, design, form, and scale present in nearby existing contributing buildings.

In addition to a visual comparative analysis of the proposed structure to those in the surrounding context, quantitative and qualitative benchmarks for the scale, proportion, and design details of various architectural elements have been applied to assist in evaluating the proposed building. Although these benchmarks are not absolute, they provide a useful point of reference for widely accepted tenets of traditional residential design.

## **2. Windows and Door Details**

### **A. Openings as a Percentage of Façade Area**

- On the Front (West) Elevation, the porch linework obscures the lower portion of the windows. Additional clarification on the size of the proposed windows in this location should be provided by the architect.
- The area of rough openings for windows and doors on a residential façade typically comprise between 15 to 35% of the area of the façade. On the Front (West) Elevation, if 6 over 6 windows are proposed, openings comprise 39% of the façade area. If 6 over 9 windows are proposed, openings comprise 44% of the façade area.

6 OVER 6 WINDOWS



6 OVER 9 WINDOWS



Rough Opening Area as Percentage of Facade

B. Entry Door Design

- There are no existing precedents for double front entry doors in the surrounding area. The more typical entry condition for residences in the area is a single door with or without sidelites and/or transom windows.
- The proposed transom includes horizontal lites, which are generally discouraged in favor of vertically oriented lites.

C. Window Proportions

- The width of the proposed rough window openings on the Front (West) Elevation is 3 feet. This appears to be wider than the typical rough opening dimension for windows in the surrounding area.
- As noted previously, clarification of the proposed window height for these windows is needed. If 6 over 6 windows are proposed, the sill height is  $\pm 1.5$  feet above the first floor elevation. Typical sill heights for ground story windows range between 2 to 2.5 feet.



Dormer Width, Spacing and 1<sup>st</sup> Floor Rough Opening Widths

D. Window Trim

- No sills are visible as part of the proposed window trim. Projecting sills should be provided between the casing and apron.
- The window casing width varies between the front elevation and all other elevations.
- No mullions are present between the ganged windows on the Front (West) Elevation.

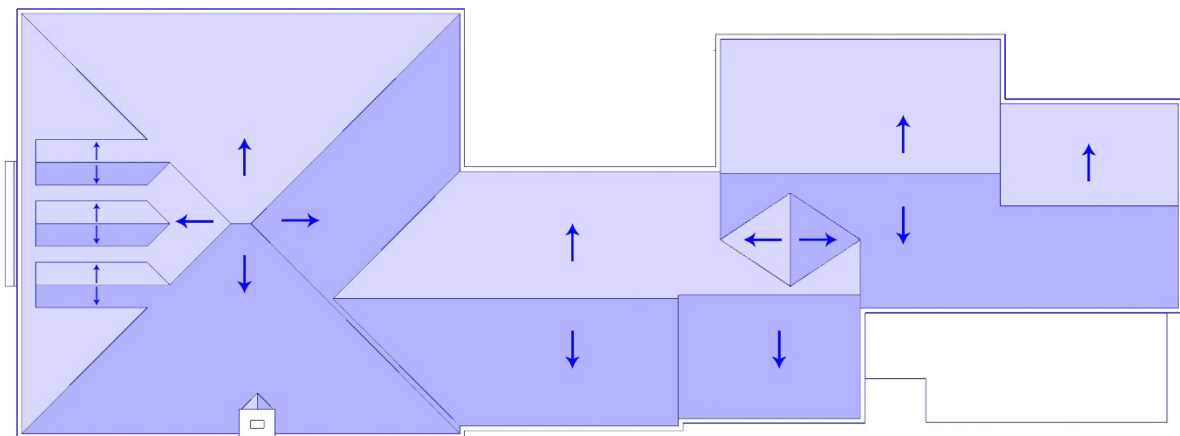
3. **Dormer Design and Arrangement**

A. General Dormer Design

- The proposed gable dormers are ornamental, and provide no light or ventilation to the interior of the house. Additional information should be provided by the architect addressing the detailing and finish of the interior of the dormer visible from the exterior.
- Independent of the arrangement of the dormers on the principal roof, the design detailing, scale and proportions follows generally accepted principles for dormer design and is appropriate to the design of the principal roof. The recommended width of dormers should match the width of the window sash width on the windows below. The lower window sash and the overall dormer widths are both 3 feet.

B. Dormer Arrangement

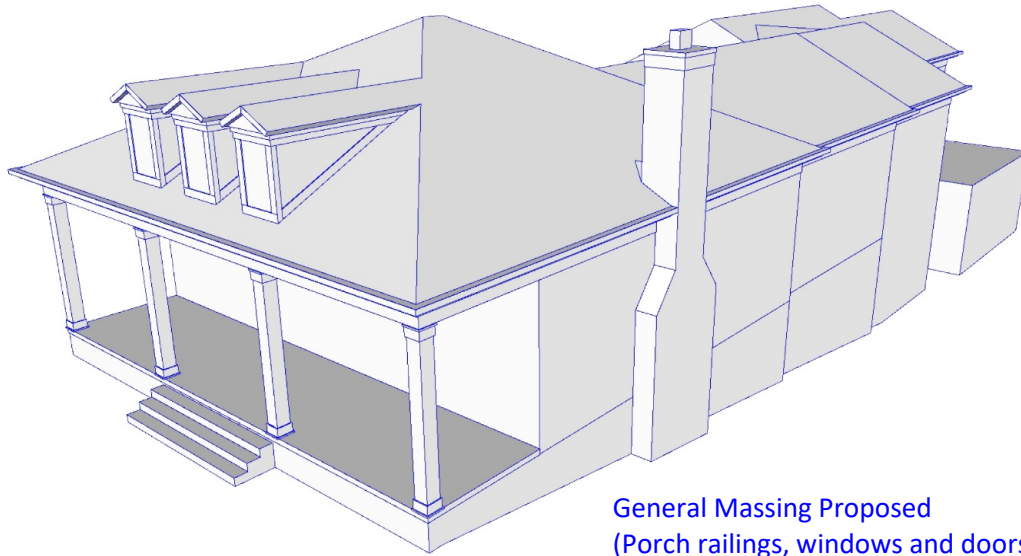
- As proposed, the three dormers cover a significant portion of the west facing roof plane. It is recommended that the space between dormers be wider than the dormers themselves. There is  $\pm 2.5$  feet between the 3-foot wide dormers. As a non-functional ornamental feature, the arrangement of the dormers should be reevaluated.



Roof Plan  
(Interpolated from Elevations provided by applicant)

C. Dormer Roof Plane

- The outermost dormers have been pushed as far apart as possible on the principal roof plane, resulting in the roof plane of the outer dormers as an extension of the principal roof plane. This is an uncommon arrangement for dormers of this size.



General Massing Proposed  
(Porch railings, windows and doors not depicted)

#### 4. Porch Details

##### Pier Details

- At the scale provided, it is difficult to evaluate the design details of the four proposed piers at the front porch. They are 10 inches square with one by six trim wrapping the base and capital. The proposed trim design of the base and capital should be enhanced to better coordinate with the details of the roof cornice.

#### 5. Other Comments

##### A. Lot Coverage

- The Project Description lists the lot size as 11,083 square feet and Lot Coverage as 46.4%. Based on the Site Plan dimensions provided, the actual area of the lot is 10,660 square feet, resulting in a lot coverage of 48.2%

I would be pleased to discuss any these items with you in greater detail at your convenience. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Daniel A. Phillabaum".

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