

# 19-056ARB-MPR – 156 SOUTH HIGH STREET

## Summary

This is a request for review and approval of construction details for a previously conditionally approved Minor Project Review for the construction of a new, single-family home in the Historic District.

## Site Location

East side of South High Street, approximately 125-feet south of the intersections with John Wright Lane.

## Zoning

BSD-HR, Bridge Street District – Historic Residential District

## Property Owner

Bob Dyas, CBJ on High, LLC

## Applicant/Representative

Heidi Bolyard, Simplified Living Architecture and Design

## Applicable Land Use Regulations

Zoning Code Section 153.055, 153.174 and the *Historic Dublin Design Guidelines*

## Case Manager

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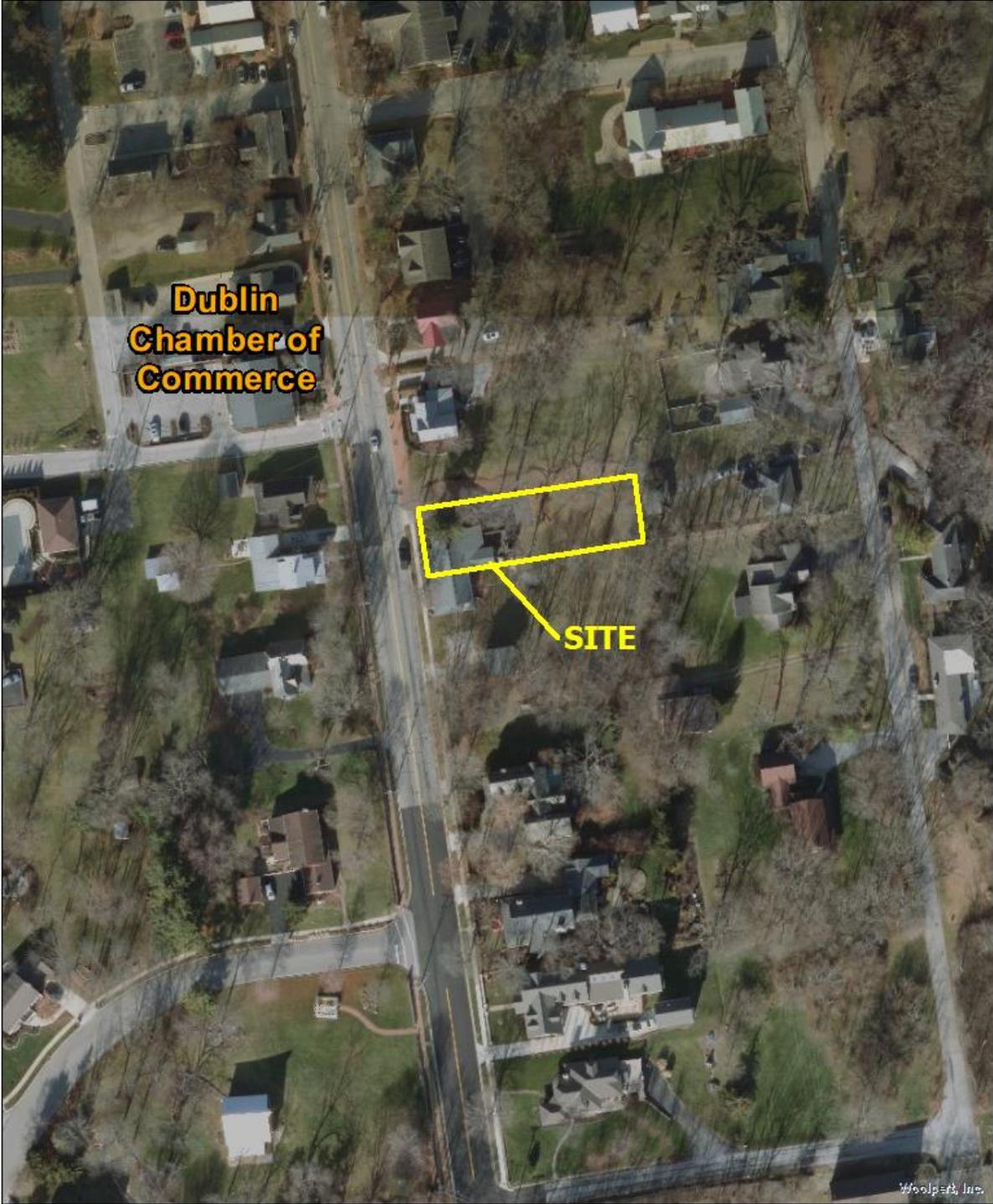
## Next Steps

Upon review and approval by the Architectural Review Board of this application, the applicant may proceed with obtaining building permits.

## Zoning Map



# 1. Context Map



19-056ARB-MPR  
Minor Project Review  
156 South High Street

0 50 100  
Feet

A scale bar showing 0, 50, and 100 feet, and a north arrow pointing upwards.

## 2. Overview

### Background

The 0.24-acre site has approximately 55 feet of frontage along South High Street and a lot depth of approximately 180 feet. The site is located south of the intersection with Pinneyhill Lane. The site has grade change from South High Street (west) toward the rear of the property (east). Today, the site contains half of a two-family, 1.5-story home with an L-shaped footprint. The existing building was constructed straddling the property line with the adjacent property to the south. The existing home was formed via the combination of two log cabins built circa 1850. The property owners modified the structure in the late 1960s-early 1970s. A driveway provides access to the subject site north of the existing structure.

### Case History

The applicant came before the Architectural Review Board on August 28, 2019 with a proposal for a new, approximately 2,350-square-foot home located at 156 South High Street where a two-family home currently exists. The Board had concerns with the lack of construction detailing for the home, including for the trim, dormers, and windows. The ARB approved the overall plan, adding a condition that the applicant come back with construction details for the proposed home for review and approval. The applicant has provided the requested details specifically trim and column details, dormer details, and window and door details.

### Site Characteristics

#### *Natural Features*

The site has a grade change from east to west and contains a number of mature trees.

#### *Historic and Cultural Facilities*

In 2017, the City of Dublin City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the property was found to be listed on the Ohio Historical Inventory (OHI) but determined to be recommended non-contributing based on the additions and alterations that have occurred over time. Demolition of the structure was previously approved by the ARB.

#### *Surrounding Land Use and Development Character*

North: BSD-HS, Bridge Street District – Historic South (Office)

East: BSD-HR, Bridge Street District – Historic Residential (Single-Family Residential)

South: BSD-HR, Bridge Street District – Historic Residential (Single-Family Residential)

West: BSD-HR, Bridge Street District – Historic Residential (Single-Family Residential)

#### *Road, Pedestrian and Bike Network*

The site has frontage on South High Street. A driveway provides vehicular access at the north end of the site. A sidewalk extends along the frontage of the property along South High Street.

#### *Utilities*

The site is served by public utilities, including sanitary and water.

## Proposal

The applicant is proposing a new, one story single-family home along South High Street. The materials submitted for review are construction details, as requested by the Architectural Review Board at the August 28, 2019 meeting.

### *Construction Details*

The applicant has provided construction detailing for the previously conditionally approved Minor Project located at 156 South High Street in the Historic District. The detailing provides dimensions and specifications for the dormers on the front elevation of the home, the columns, and all of the windows and doors on the home to address the ARB's concern that there was not enough detail submitted for the last meeting in order to adequately review the proposal.

The columns consist of a one-inch thick trim on the entirety of the surface which covers a pressure treated post and two inch blocking material. The top and bottom of the columns will be detailed with a one-by-two inch trim, and topped with a one-by-ten inch frieze board and 4.5 inch crown molding.

The dormers will be three feet in width and approximately six feet in height. They will be wrapped in a HardiePlank horizontal siding, and contain a 3.5 inch crown molding. The dormers are to have a metal standing seam roof. The dormers are purely decorative. No information is provided how the windows will appear from the street level.

The front elevation doors and windows include trim and crown molding. The trim on the side of the windows and doors will be one-by-six trim and will have one-by-eight trim along the top. The windows and doors have 3.5 inch crown molding. The side and rear windows and doors include one-by-four trim along the sides and bottom and a one-by-six trim along the top. The windows and doors also include a 3.5 inch crown molding.

Staff has concerns that there are no sills visible as part of the proposed window trim. Staff is conditioning that projecting sills be provided between the casing and apron.

The applicant has indicated that the railing for the porch will be standard, four-inch on-center railing at a height of 36 inches.

The previously conditionally approved proposal remains unchanged. The submitted details do not change what was originally proposed, but serve to provide additional information on the specific design elements on the home and on the quality of construction of the home.

## 3. Criteria Analysis

### *Minor Project Review Analysis [§153.066(G)(4)]*

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.  
Criteria Met. The Minor Project is consistent with all adopted plans, policies, and regulations.

- 2) The Minor Project is consistent with the approved Final Development Plan.  
Not Applicable. The Minor Project is for the construction of a new, single-family home and does not require a Final Development Plan.
- 3) The Minor Project is consistent with the record established by the Administrative Review Team.  
Criteria Met. The proposal is consistent with the record established by the ART.
- 4) The Minor Project meets all applicable use standards.  
Criteria Met. The proposal is consistent with all applicable zoning and use specific standards.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.  
Criteria Met. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings. The proposal meets all applicable requirements.

*Board Order Standards of Review [§153.174(B)]*

- 1) The character and materials are compatible with the context.  
Criteria Met. The details of the home assist in creating a character that is respectful of acquired historic significance of the District while the design utilizes themes that are traditional to this time.
- 2) Recognition and respect of historical or acquired significance.  
Criteria Met. The construction details accompany a previously conditionally approved Minor Project for a new construction home. The home design is sensitive to mass and scale of the District as a whole.
- 3) Compatible with relevant design characteristics.  
Criteria Met. This proposal is compatible with relevant design characteristics of the surrounding neighborhood.
- 4) Appropriate massing and building form.  
Criteria Met. The proposed detailing is appropriate.
- 5) Appropriate color scheme.  
Criteria Met. The color scheme, while containing modern touches, is appropriate. Staff is wary of the lack of timelessness white and black scheme as it is presently in vogue.
- 6) Complementary sign design.  
Not Applicable. No new signs are proposed as part of this application.
- 7) Appropriate landscape design.  
Not Applicable. No landscaping is proposed. Residential landscaping is not regulated by the Code or ARB.

- 8) Preservation of archaeological resources.  
Not Applicable. No archaeological resources have been identified with this site. Should archaeological resources be identified the property owner should reach out to regulating entities for assistance in documenting the resources.

#### 4. Recommendation

Planning recommends **approval** with one condition:

- 1) That the applicant include projecting sills between the casing and apron for all of the windows.