

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

## Summary

This is a request for review and approval of a Minor Project Review for a new construction, single-family home in the Historic District. The proposal is for an approximately 2,400-square-foot one-story home on a .24-acre lot.

## 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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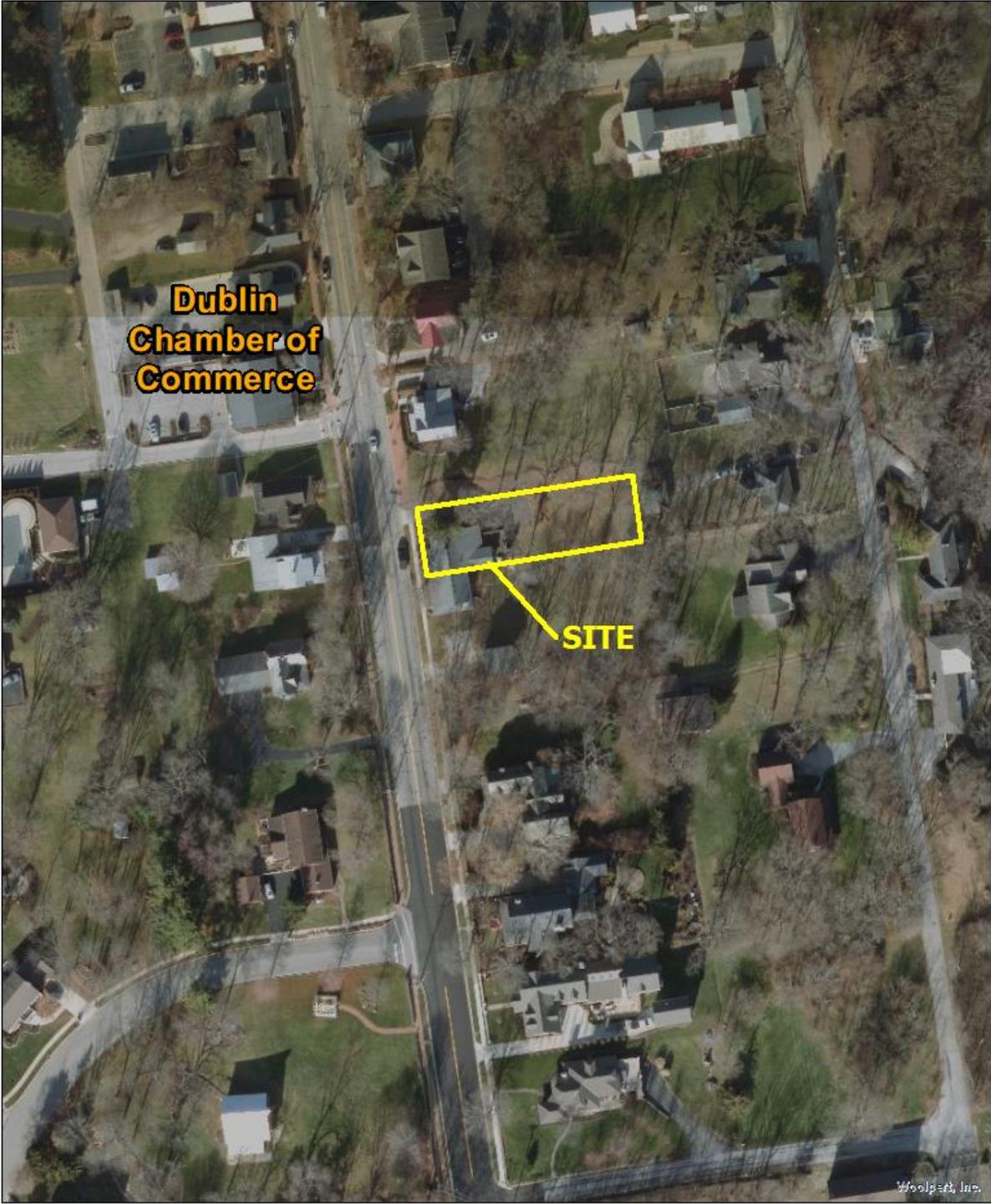
## Next Steps

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. To the right is a north arrow symbol consisting of an upward-pointing arrow with the letter "N" inside a circle.

## 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 Architectural Review Board (ARB) conducted an Informal Review on February 27, 2019 for a proposal to demolish a portion of the existing, two-family home and detached garage, and subsequently construct three new residential units on the adjacent property to the south, retaining the single unit on the northern lot. A majority of the members expressed concern about the intensity of development given the limited acreage. Ultimately, the project did not move forward as proposed.

In June 2019, the ARB reviewed and approved a demolition of the existing two-family home that straddles the property line. The demolition was approved with the condition that the demolition order not be issued by the City until a replacement use or building(s) has been approved by the ARB and an associated application for the building permits has been submitted to the City for a replacement building(s). At the same time, the Board provided an Informal Review of the two proposed single-family homes to be constructed at 156 and 158 S. High Street, respectively. In regards to 156 S. High Street, the Board discussed their concerns regarding the complex rooflines, the number of dormers, and the design of the driveway, which appeared too difficult to navigate. The Board appreciated the front porch and the proposed scale of the structure.

Today, the applicant is proposing two new-construction, single-family homes on the lots where the two-family home currently sits. The City's third party historic preservation consultant reviewed the application and the evaluation is included for the Board's reference. As noted, the review focuses on the style of the proposed new construction and its suitability for the Historic District given the surrounding historic character.

### 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 with two stories and a walk-out basement/garage in the rear.

Upon approval of this ARB application, the applicant intends on filing for a lot split to increase the width of this site from approximately 55 feet to the Code required 60 feet, at which point the proposal will meet all Zoning Code requirements.



*Site Layout and Lot Coverage*

The proposal has the home's front porch located approximately 15 feet setback from the front property line. The home is situated closer to the south side of the lot, setback 8 feet from the south property line and approximately 16 feet from the north property line. The driveway is situated to the north of the structure, and provides access to both the single-car garage located at the half-way point of the home and the two-car garage at the rear of the home. There is a turnaround/parking pad proposed at the rear of the home, which will help with navigating



vehicles in and out of the space.

The proposed lot is nearly 12,000-square-feet. The proposal, including the primary structure, the driveway and sidewalks, covers approximately 5,150-square-feet, bringing the lot coverage percentage to 46.4%, where 50% is permitted.

#### *Scale and Massing*

The proposed structure is a 2,400-square-foot one-story home resembling a traditional Greek Revival farmhouse that has been modified with additions over time. The height of the home facing South High Street is a total of 22 feet-4 inches, which is well within the Code allowance of a maximum building height of 35 feet. The home follows the slope of grade from west to east, allowing for a lower level garage as the structure moves to the east. The total height of structure at the rear from grade to the top of roof is approximately 25 feet in height. The proposed massing and scale is complimentary to the surrounding structures in the Historic District and in line with the Board's discussions regarding building height for residential structures.

#### *Rooflines and Materials*

The front elevation shows a pyramidal standing-seam metal roof with three gable dormers. The applicant has worked to simplify the roof details reducing the total number of dormers from six to three. As the roof lines progress to the rear of the property, a series of gable roofs are proposed.

The applicant is proposing the use of a metal standing-seam roof material on the west side of the home, toward South High Street. The roof will be Matte Black in color. On the rear portion of the home, the applicant is proposing a Landmark asphalt shingle in a Moire Black color.

#### *Front Porch and Rear Balcony*

The front façade is proposed to have a full-length front porch supported by square, painted columns. The columns, as well as a proposed railing will be painted white to match the proposed Arctic White HardiePlank siding. The foundation of the porch will be clad with a thin brick veneer painted white to match the majority of the home's foundation, as well as the chimney.

The applicant is also proposing a rear balcony. The balcony will include a staircase leading down to the rear garage. The balcony will consist of a composite TimberTech decking material in an Ashwood color (brown), as well as a white composite railing to match the railing on the front porch.

#### *Doors, Windows and Garage Doors*

The applicant is proposing four doors on the home. The front door (west) will consist of a black double-door with a transom and surround, which mimic the details of a traditional Greek Revival. The remaining doors are located next to the overhead garage door at the rear of the home, on the south side of the home, providing access to the proposed balcony, and on the north elevation, providing access to the single-car garage. These doors will also be painted black to match the front door.

The applicant is proposing full divided light, double-hung Anderson windows in a black color to match the doors throughout the home. The color provides a modern farmhouse element to the home, but the style of the windows are traditional in nature.

Two new garage doors are proposed. The proposed doors are stamped-steel carriage-style doors. Both garage doors are to have four Madison windows to at the top of the door and will be black to match the doors and windows on the home.

#### *Siding, Brick Veneer, and Lighting*

The applicant is proposing a HardiePlank siding on a majority of the exterior of the home. The siding is proposed to be Artic White in color and contains a smooth texture. The siding is 2.5-inches in width and 12 feet in length. This siding is proposed for portions of each elevation. Staff is wary of the potential lack of timelessness the proposed white (siding) and black (window) scheme.

The applicant is proposing a thin brick veneer, painted white to compliment the other materials being used on the exterior of the home. The brick veneer will be used on a majority of the foundation of the home, and will be visible from all sides. The proposed chimney on the south side of the home will also be clad in this brick veneer.

Sconce lantern light fixtures are proposed next to the doors on the front, rear, and north elevations. The lighting fixtures will be consistent throughout and contain a black, die cast aluminum finish with clear seeded glass panes.

### 3. Criteria Analysis

#### *Minor Project Review Analysis [§153.066(G)(3)(c)]*

- 1) The Minor Project Review is substantially similar to the approved site plan.  
Not Applicable. The proposal is for a new construction home.
- 2) The Minor Project Review is consistent with the development plan.  
Not Applicable. The Minor Project Review is for a new construction home, for which a development plan has not been approved because it is not required.
- 3) The application meets all applicable Zoning Code requirements.  
Criteria Met. Pending the lot split required to happen for this new construction to occur, the proposal will meet all applicable Zoning Code requirements.
- 4) Internal circulation system and driveways provide safe and efficient access for all.  
Criteria Met. The proposal provides safe and efficient access to and through the site.
- 5) Relationship of buildings and structures to each other provides for development integrated with the surrounding area, and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.  
Criteria Met. The proposal utilizes materials and design elements that provide an integrated look and feel with its surroundings.
- 6) Open space suitability and natural feature preservation.

Criteria Met. The proposal utilizes less than the permitted lot coverage and leaves open space at the rear of the property.

- 7) The scale and design of the proposed development allows the adequate provision of services.

Criteria Met. The proposal does not significantly impact the provision of services.

- 8) Adequate stormwater management facilities are provided.

Not Applicable. The proposal does not require increased stormwater management facilities.

- 9) Phased development is able to be considered as independent phases.

Not Applicable. The proposed development will not be phased.

- 10) The application demonstrates consistency with commonly accepted principles of walkable urbanism, the Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the city.

Criteria Met. The proposal is demonstrates consistency with these principles of walkable urbanism and other relevant policy documents.

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

- 1) The character and materials are compatible with the context.

Criteria Met. The character of the home 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 proposal is 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 structure is appropriate in mass and building form.

- 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.

*Alterations to Buildings, Structure, and Site [§153.174(C)]*

- 1) Reasonable effort to minimize alteration of buildings and site.  
Criteria Met. The applicant proposing a new construction, single-family home that complies with lot coverage and setback requirements.
- 2) Conformance to original distinguishing character.  
Criteria Met. The site will house a proposed single-family home where a two-family home currently sits.
- 3) Retention of historic building features and materials.  
Not Applicable. The property has been approved for demolition of the existing structure. Retention of the historic home is not proposed.
- 4) Alteration recognizes historic integrity and appropriateness.  
Criteria Met. The proposal is for a single-family home on the site which is surrounded by single-family homes.
- 5) Recognition and respect of historical or acquired significance.  
Criteria Met. The proposal is respectful of the residential character of the neighborhood. The development standards of the zoning district are met without waivers from the requirements.
- 6) Sensitive treatment of distinctive features.  
Criteria Met. The proposed home has been designed to work with the slope of the site. The scale and mass of the building along South High Street is indicative of a Historic
- 7) Appropriate repair or replacement of significant architectural features.  
Not Applicable.
- 8) Sensitively maintained historic building materials.  
Not Applicable. The proposal is for a new construction home.

## 4. Recommendation

Planning recommends **approval** with no conditions.