

19-065MPR – CARROLL RESIDENCE – 190 SOUTH HIGH STREET

Summary

This is a proposal for exterior paint modifications to an existing residential home located in the Historic District.

Site Location

East of the intersection of South High Street and Waterford Drive.

Zoning

BSD-HR – Bridge Street District, Historic Residential District.

Property Owners

Michael and Janice Carroll.

Applicant/Representative

Michael and Janice Carroll.

Applicable Land Use Regulations

Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*.

Case Manager

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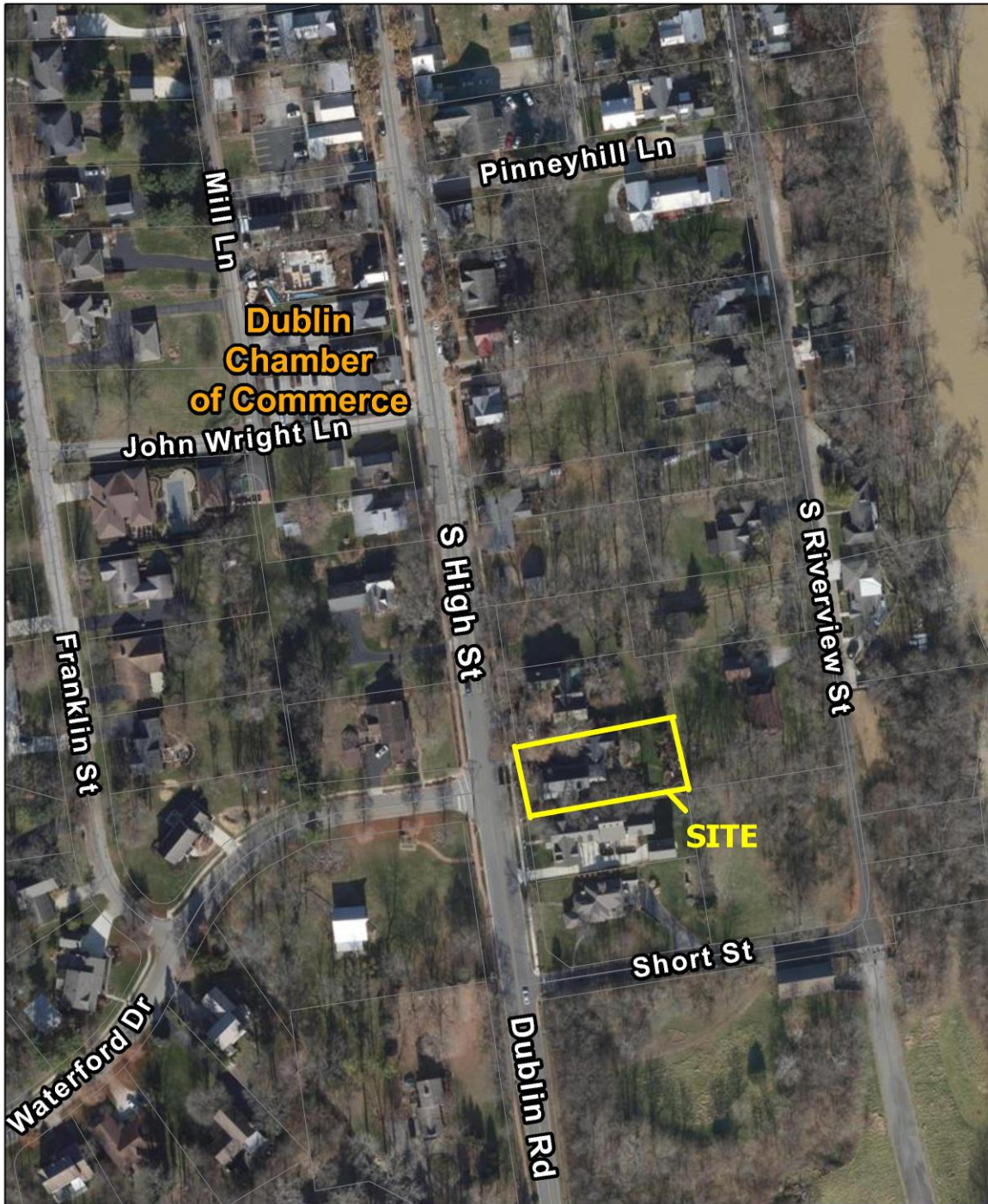
Next Steps




Upon a review and approval by the ARB, the applicant will be eligible to file for necessary building permits.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-065MPR Minor Project Review Carroll Residence 190 South High Street</p>	<p>0 65 130 Feet</p> 	
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2. Overview

Background

In 2004, the Architectural Review Board (ARB) reviewed and approved a 3,292 square foot, two-story, single-family residence on an approximately 0.36-acre site zoned R-4, Suburban Residential District. The property has since been rezoned to BSD-HR, Bridge Street District – Historic Residential. The property continues to be under the purview of the ARB, which includes exterior paint modifications.

Site Characteristics

Natural Features

No natural features are present on the site.

Historic and Cultural Facilities

The existing building was constructed in 2004 and is considered non-contributing to the local historic district.

Surrounding Land Use and Development Character

North: BSD-HR, Historic Residential District (Residential)

East: BSD-HR, Historic Residential District (Residential)

South: BSD-HR, Historic Residential District (Residential)

West: BSD-HR, Historic Residential District (Residential) and BSD-P, Public District (Karrer Park)

Road, Pedestrian and Bike Network

The site has frontage on South High Street (±85 feet). There is a public sidewalk along the frontage of the site.

Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are provided on site.

Proposal

This is a proposal to repaint an existing single-family house from white to grey.

Details

The proposal includes painting the existing siding, shutters, garage door, and trim. The applicant is proposing to paint the siding a light grey (Knitting Needles; SW7672) and the shutters and garage door a medium grey (Pewter Cast; SW7673). The trim is proposed to be white (White Flour; SW7102). Per the *Historic Dublin Design Guidelines* recommendations for paint colors, the applicant is proposing to use a light and dark shade of the same color as it relates to body and trim colors.



East Elevation

3. Criteria Analysis

Minor Project Review [§153.066]

- 1) The site plan review shall be substantially similar to the approved basic site plan.
Criteria met. The site plan remains unchanged with the proposed improvements.
- 2) If a development plan has been approved that includes the property, the application is consistent with the development plan.
Criteria Not Applicable. No development plan is associated with this project.
- 3) The application meets all applicability requirements of 153.059 and 153.062-153.065, except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.
Criteria Met. The project meets the code requirements.
- 4) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.
Criteria Met. Safe and efficient access is provided with this proposal. No changes are proposed to site access adjacent to the public right-of-way.
- 5) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.
Criteria Met. The proposed exterior modifications maintain the established character of the existing house.
- 6) The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.
Criteria Not Applicable. The proposal does not impact open space. No open space dedication is required for single-family residences.
- 7) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.
Criteria Met. The proposed modifications do not impede the ability to provide adequate provision of public services.
- 8) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.
Criteria Not Applicable. The proposal does not impact stormwater management.
- 9) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.
Criteria Not Applicable. The proposed modifications do not call for phased improvement.

- 10) The application demonstrates consistency with commonly accepted principles of walkable urbanism as describe in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.

Criteria Met. The proposal allows this site to continue to remain consistent with the Community Plan and the Bridge Street District zoning regulations.

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

- 1) The character and materials are compatible with the context.
Criteria Met. The exterior modifications are consistent with the existing building with respect to character and materials.
- 2) Recognition and respect of historical or acquired significance.
Criteria Not Applicable. The structure does not have historical or acquired significance.
- 3) Compatible with relevant design characteristics.
Criteria Met. The proposal is compatible and consistent with the existing aesthetic and maintains the character of the surrounding area.
- 4) Appropriate massing and building form.
Criteria Not Applicable. The proposed modifications do not impact the building's mass or form.
- 5) Appropriate color scheme.
Criteria Not Met. The exterior modifications are appropriate within Historic Dublin and do not require extra consideration due the building's status of non-contributing.
- 6) Complementary sign design.
Criteria Not Applicable. No new signs are proposed as part of this application.
- 7) Appropriate landscape design.
Criteria Not Applicable. No landscaping is proposed. Residential landscaping is not regulated by the Code or ARB.
- 8) Preservation of archaeological resources.
Criteria Not Applicable. No archaeological resources have been identified with this site.

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

- 1) Reasonable effort to minimize alteration of buildings and site.
Criteria Met. The exterior modifications are within minimal alteration.
- 2) Conformance to original distinguishing character.
Criteria Met. The exterior modifications conform to the character of the structure.
- 3) Retention of historic building features and materials.
Criteria Met. The proposal maintains the character of the structure.
- 4) Alteration recognizes historic integrity and appropriateness.

Criteria Met. The proposed modifications do not impact the building's integrity.

- 5) Recognition and respect of historical or acquired significance.

Criteria Met. The exterior modifications maintain the acquired significance of the structure.

- 6) Sensitive treatment of distinctive features.

Criteria Met. The exterior modifications respect the character and style of the structure.

- 7) Appropriate repair or replacement of significant architectural features.

Criteria Not Applicable.

- 8) Sensitively maintained historic building materials.

Criteria Met. The color selections are appropriate to maintain the historic character.

4. Recommendation

The proposed Minor Project Review is consistent with the applicable review criteria and the *Historic Dublin Design Guidelines*.

Approval is recommended for the Minor Project Review with no conditions.