

19-069ARB-MPR – 158 SOUTH HIGH STREET

Summary

This is a request for review and approval of a Minor Project Review application for a new construction single-family home in the Historic District. The proposal is for an approximately 2,600-square-foot 1.5-story home with porte-cochere.

Site Location

East side of South High Street, approximately 150-feet south of the intersections with John Wright Lane.

Zoning

BSD-HR, Bridge Street District – Historic Residential District

Property Owners

Bob Dyas - CBJ on High, LLC

Applicant/Representative

Heidi Bolyard, Simplified Living Architecture and Design

Applicable Land Use Regulations

Zoning Code Section 153.066, 153.174 and the *Historic Dublin Design Guidelines*

Case Manager

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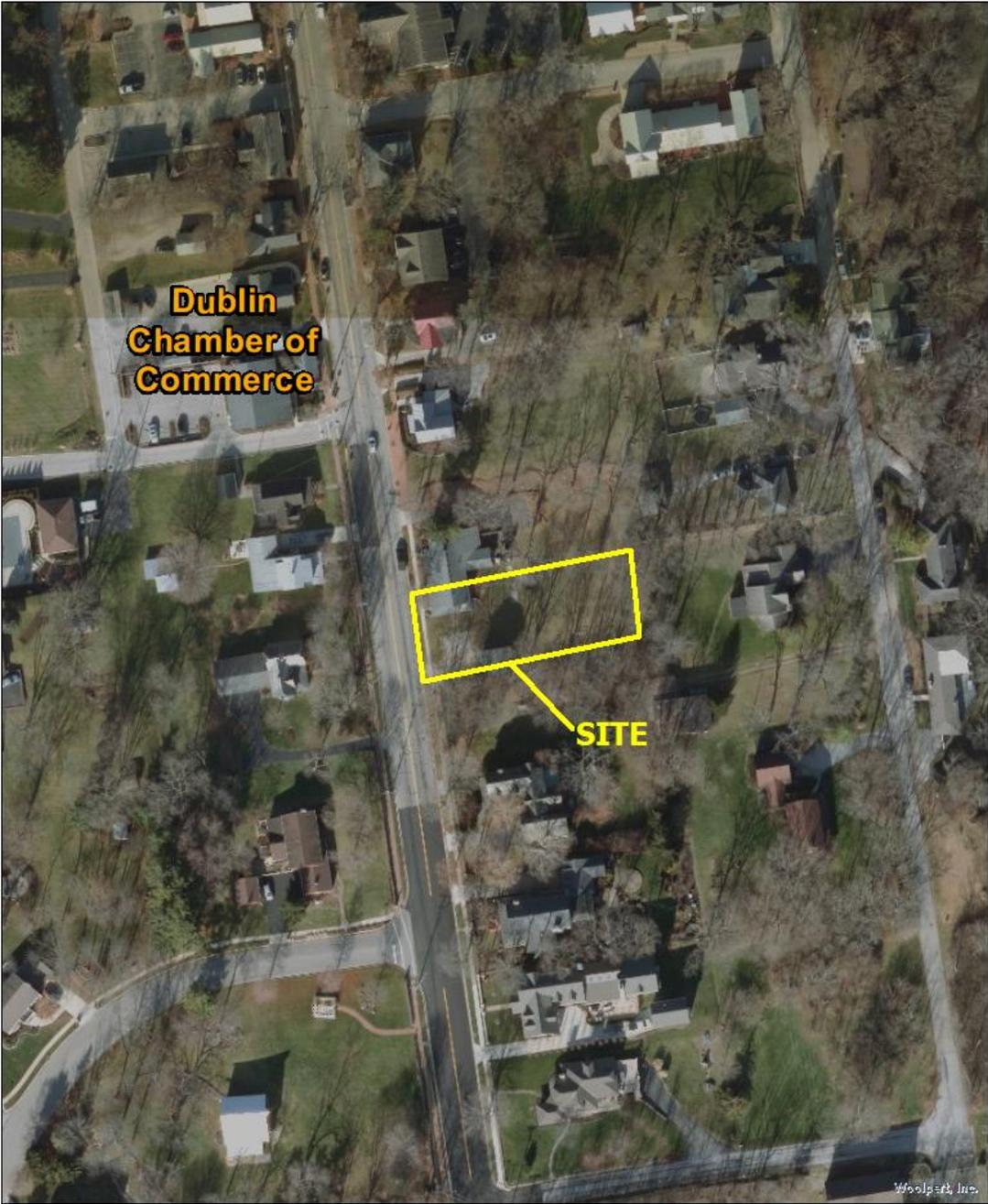
Next Steps

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

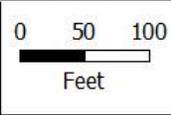
Zoning Map



1. Context Map



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Minor Project Review
158 South High Street



2. Overview

Background

The existing 0.48-acre site has approximately 95 feet of frontage along South High Street and 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 structure with an L-shaped footprint. The existing home was constructed across the property line with the adjacent property to the north. There is a detached garage structure on the south side of the property. The primary structure was formed by 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 site south of the primary structure.

Case History

The Architectural Review Board 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 construct three new residential units on this site, 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 158 S. High Street, the Board discussed their concerns regarding the massing of the porte-cochere, the oval design elements, and the massing of the occupied space. The Board desired to see more elevations in the next review.

Today, the applicant is proposing two new-construction, single-family homes on the lots where the two-family home currently sits. This application is for a new-construction, single-family home on the southern lot located at 158 South High Street. The City's third party preservation consultant reviewed the application and the evaluation is enclosed 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.

Site Characteristics

Natural Features

The site has a grade change of approximately 10 feet from east to west.

Historic and Cultural Facilities

In 2017, the City of Dublin conducted 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 approved at the June 26, 2019 Architectural Review Board meeting.

Surrounding Land Use and Development Character

North: BSD-HS, Bridge Street District – Historic Residential (Single-family Residential)
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 and sidewalks are located along South High Street.

Utilities

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

Proposal

The applicant is proposing a new, 1.5-story single-family home to replace the existing two-family home that currently straddles the property line with the adjacent lot to the north.

Upon approval of this ARB application, the applicant intends on filing for a lot split to decrease the width of this site from approximately 95 feet to 90 feet.

Site Layout and Lot Coverage

The proposal has the home setback approximately 15 feet from the front property line, and situated closer to the south side of the lot. The driveway is located north of the home, and provides access to both the single-car garage located within the porte-cochere 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 approximately 16,000 square feet. The proposal, including the primary structure, the



driveway and sidewalks, covers approximately 5,600-square-feet, bringing the lot coverage percentage to 35%, where 50% is permitted.

Scale and Massing

The proposed structure is a 2,600-square-foot, 1.5-story home with a large porte-cochere. The front façade of the home is approximately 65 feet in width. Of the front façade, the porte-cochere represents approximately 34 feet, or 52 percent, of the front elevation of the home. Staff is concerned with the presence of the porte-cochere due to the total width. While no other porte-cocheres exist in the district to use as a precedent, early examples of porte-cocheres occurring in the 1920s with the advent of the automobile would generally be a single vehicle wide whereas the proposed porte-cochere is two vehicles wide (one garage and one thru-driveway). No livable space is proposed above the attached porte-cochere. The total height of the porte-cochere, approximately 22 feet, should be reduced to be shorter than the prevailing height of the horizontal roofline of the primary home, approximately 21 feet in height, and reduce in width to minimize the predominance on the front elevation.

The overall height of the home, facing South High Street, to the peak of the front gable roof is 27 feet, 9 inches. The home follows the negative slope of grade, allowing for a lower level garage as the structure moves to the east. The total height of the home at the rear of the structure is approximately 35 feet in height. The applicant will need to verify the rear of the home meets the maximum Code allowance of 35 feet in height.

The mass of the proposed is significantly larger than the surrounding structures and from the rear overwhelms the surrounding homes in the Historic District. Staff has made the applicant aware of the concerns with the scale and massing, and encouraged a more appropriate design to the rear of the home, as well as to the porte-cochere.

Rooflines and Materials

The front elevation shows a gable-front roof over the occupied portion of the house, a side-gable screened-in porch to the south of the front facade, and a 1.5-story, side-gable porte-cochere to the north of the front entrance. The proposal also includes three shed dormers on the South High Street side of the porte-cochere, as well as a small front-gable stoop supported by square posts.

The applicant is proposing the use of Landmark asphalt shingles in a Moire Black color for the majority of the home, as well as a Matte Black metal standing-seam roofing material for the dormers.

Doors, Windows and Garage Doors

The applicant is proposing Straightline rectangular glass panel doors on the home, with the front entry and the lower level entry being double-doors. All of the doors are to be painted black. The front door (west) will contain a significant transom.

The applicant is proposing full divided light, double-hung Anderson windows in a black color to match the doors throughout the home. Staff has significant concerns with the number of windows on the rear elevation and layout of the windows on the rear elevation. The number of windows, combined with other materials and design elements, creates a look that is out of character with other structures in the historic district, and contributes to a disconnect between

the architectural features of the front façade and rear façade. Staff has encouraged the applicant to revise the design of the rear elevation to have fewer windows and a simpler design. While the rear of the home is complex, the lack of fenestration on the north elevation, facing 156 is concerning. Staff recommends the north elevation be revised to add additional windows.

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

Siding, Stone Veneer, and Lighting

The applicant is proposing a vertical HardiePanel siding on a majority of the exterior of the home, including portions of all four elevations. The siding is proposed to be an Alabaster color to match the overhead doors, and contains a Cedarmill texture. Proposed for the peaks of the home is a HardieShingle in a Monterey Taupe color. This can also be found on all four elevations and attempts to break up the use of the vertical siding. Staff is concerned by similarities in material selections and color palette across the two properties (156 and 158 S. High). Both homes are proposed to be primarily white and utilize black windows with black shingles and black front doors.

The applicant is proposing a cultured stone veneer for portions of all four elevations, including the two chimneys. The west and south elevations will contain the majority of the stone, with it wrapping from the main entry around to the screened-in porch.

Sconce lantern light fixtures are proposed next to the doors on the front and rear 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 that did not require previous approval of a site plan.
- 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 is not required.
- 3) The application meets all applicable Zoning Code requirements.
Criteria Met. The proposal appears to meet all applicable Zoning Code requirements. The applicant will need to confirm the total height of the home on the east elevation (rear).
- 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 Not Met. The proposal utilizes a variety of appropriate materials; however, the application of design elements, including the prominence of the porte-cochere, the various rooflines, the various building heights, and the inconsistent application of windows results in a look that is not integrated 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 Not Met. The proposal does not adequately address the existing neighborhood fabric in a sensitive manner. The design should be revised to be more simple in character, which is a unifying element across residential and commercial structures in Historic Dublin.

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

- 1) The character and materials are compatible with the context.
Criteria Not Met. The applicant is proposing a variety of materials and architectural design is not indicative of existing properties in Historic Dublin. Staff recommends the applicant provide a sample board to demonstrate the compatibility of various materials.
- 2) Recognition and respect of historical or acquired significance.
Criteria Not Met. The proposal is for the new construction of a home; however, the *Historic Dublin Design Guidelines* advise that new construction be sensitive to the adjacent context of the neighborhood at large. The proposal does not adequately address how the design fits in with the neighborhood.
- 3) Compatible with relevant design characteristics.
Criteria Not Met. This proposal does not resemble any specific architectural style, is out of scale and mass with surrounding structures, and inconsistent window design details.
- 4) Appropriate massing and building form.
Criteria Not Met. The proposed structure contains a porte-cochere that is not subordinate to the occupied portion of the home, and occupies a large portion of the west elevation. The rear of the home is much larger and appears more massive than surrounding homes.

- 5) Appropriate color scheme.
Criteria Met. The color scheme, while containing modern touches, is appropriate; however, Staff is concerned with the similarities in material and color to the home to the north (156 S. High)
- 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.

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.
- 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 not of an appropriate mass or scale, and the proposed design is not compatible with surrounding development in the Historic District.
- 6) Sensitive treatment of distinctive features.
Criteria Met. The proposed home has been designed to work with the negative slope on the site; although, is not of an appropriate mass or scale.
- 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

The proposal does not meet the applicable review criteria and existing development character of the area. Staff is recommending **disapproval**.