

Project Address: 143 S. High Street Dublin, Ohio  
Property Owner: Lance and Sue Schneier

## ARCHITECT'S STATEMENT

The property owners are proposing to build a high-quality single-family home on the site of the existing dwelling, which is intended to be demolished as a part of this project. Further information about the existing dwelling will be provided as a supplement to this application.

The goal of the project is to create a unique home that seamlessly fits the fabric of Historic Dublin, without replicating existing buildings. The home is being designed with a great deal of attention to the scale, massing, materials, colors, and character of the District. It will look almost as if it's always been there.

The home is designed with simple massing, small-scaled, steeply pitched roofs, and simple architectural details. It is one and one-half stories tall or less, in keeping with similar homes in the area and in accordance with the New Construction Standards of the Historic Dublin Design Guidelines.

As of this submission, the design process is at an early stage, with basic floor plans, elevations, and massing roughed out. A great deal of work is yet to be done on the project, but the owners hope to successfully demonstrate to the ARB that the following design strategies achieve the stated goals.

The first design strategy is to create a "cottage home" on the High Street side, using the "Gabled Ell" Building Type massing, as described in the Historic Dublin Design Guidelines. This "cottage" is designed to occupy most of the buildable area along High Street, so that it appears as the dominant mass. The size and scale of the cottage is in keeping with existing homes along S. High St. and as called for in §158.058 (b)(6) "BSD Historic South" zoning description.

The second design strategy involves the massing and facade of the house along John Wright Lane. While we're not intending to make this elevation look like more than one house, the massing has been broken into several distinct sections, each of which is in keeping with the scale and massing of homes in the area. The major masses have simple gabled roofs, as required by the ARB Standards of Review. As called for in the Historic Dublin Guidelines, these masses, if taken as separate structures, are "closely spaced along the street", and are clearly subordinate to the main cottage facing S. High Street.

The third design strategy is to use the positioning of the home to create outdoor space on the sunny south side. To accomplish that, the available side yard setback allowances were used to shift the house to the north as far as possible. This shift (and the shape of the south side of the home) allows for a good-sized outdoor area to enhance the social aspect of the downtown Dublin lifestyle.

The fourth design strategy is to use the massing of the home along John Wright Lane to screen the outdoor area of the house - along with the space behind the home immediately

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to the south – from the exposed parking lot of the Dublin Chamber of Commerce building, directly across John Wright Lane to the north.

The fifth design strategy is to turn the three-car garage so the doors face away from the street. This presents a more attractive, gabled elevation to the street, and moves any cars parked outside the house (when entertaining, for example) as far from the street as possible (there is no parking on John Wright Lane). This garage orientation also allows for more landscape screening of the driveway than would otherwise be possible.

The exterior materials and colors for this home have not been chosen yet, but it is expected to be a very limited palette of traditional materials, in keeping with the character of the District and the requirements of the Historic Dublin Design Guidelines.

The home has been designed with a limited variety of fenestration, most of which has the same or similar size and proportions.

I join the owners in submitting this home for consideration. We feel it will be a complementary and welcome addition to Dublin's Historic District. We look forward to discussing this project with the ARB.

Below is a table showing the current preliminary size of the house and development of the property:

<b>Item</b>	<b>Square Feet</b>	<b>% of Lot Area</b>
Lot Area	10,890	
Allowed Development Coverage at 50% of Lot Area	5,445	
Footprint Area of House and Garage	4,170	38.3
Area of Covered Porches	370	3.4
Area of Driveway, Patio, and Walks	2,248	20.6
<b>Total Proposed Lot Coverage</b>	<b>6,788</b>	<b>62.3</b>