

September 2020

Project: 181 S. High Street Remodel and Additions  
Owners: Tim and Debbi Bergwall

### Applicant's Statement

Tim and Debbi have been renting out this home for a number of years, and now wish to move out of their suburban home and into the Historic District, using this home as their primary residence.

They're attracted to the lifestyle that the recent revitalization of Dublin's downtown offers and are especially interested in enjoying the charm of the Historic District.

The existing home is a two-story brick "Colonial", built in 1962. It has been remodeled more than once and suffers from a poorly-conceived floor plan and an inconsistent character on the exterior. A detached shed is sited to the southwest of the main house.

The lot is roughly rectangular, about 0.47 acres, and fronts on both South High Street and Waterford Drive. The lot is generally flat but drops down several feet approaching S. High Street. An intact stone streetwall runs the entire length of the S. High Street side. Several mature deciduous trees occupy the front lawn. Neither the trees nor the wall will be affected by this project.

Adapting the home to the Bergwall's needs will require a number of changes, including razing the existing small attached garage and replacing it with a properly-sized garage. This change will also remove the inappropriate single 16' wide overhead door and replace it with two 9' wide overhead doors. A small shed-roofed screened porch on the north side of the house will also be removed.

The owner's bedroom suite and a home office will be moved to the first floor, which will require an addition to the rear of the home to create family living space. Other existing interior space will be converted to a mudroom and laundry room. The second floor will also be renovated.

A new, larger front porch will be added, and new outdoor living space will be created at the west side of the home. As currently drawn, total lot coverage is approximately 27%.

Tim and Debbi also wish to renovate the exterior of the home, giving it a farmhouse character that better suites the large, open lot and the location adjacent to the Karrer Barn directly across Waterford Drive. Part of that exterior overhaul is the addition of a simply-detailed, wide front porch that will give the east elevation of the home visual depth, and will provide a space where Tim and Debbi can sit and enjoy the sights and sounds of South High Street.

# RICHARD TAYLOR

## ARCHITECTS

Two small dormer roofs are also to be added on the east façade – one in the center of the main block, and one on the subordinate garage block. In keeping with the preferred farmhouse character, and to coordinate with the character of the existing detached shed, all new additions to the house will be clad in board and batten siding.

The condition of the existing brick veneer varies widely around the house. In some areas the brick is in good condition, but in other areas the brick and mortar joints have deteriorated from age and improper maintenance. Repairing all of the brick to a consistent appearance is unlikely to be successful. Instead, we intend to repair the brick and mortar where needed, and to paint the entire house a single color. The existing detached shed will also be repainted to blend with the remodeled main house and the surroundings of downtown Dublin.

We'll also be adding a new screened porch on the north side that will open to the new family room and will connect with the new outdoor living space.

The roof will be replaced with new asphalt shingles, and many existing windows will be replaced (some may be kept, depending on a more thorough evaluation of their condition).

We are excited about bringing this house back to life, and to making a significant contribution to the character and ongoing history of the Historic District. We look forward to discussing the proposed changes with the Architectural Review Board and hearing their thoughts.