

20-155ARB-INF – 156 S. HIGH STREET

Summary

Request for a second informal review, based on feedback obtained at the October 28, 2020 ARB meeting, for construction of a new two-story, single-family home located on a 0.24-acre site.

Site Location

The site is located southeast of the intersection of S. High Street and John Wright Lane.

Zoning

BSD-HR: Bridge Street District – Historic Residential District

Property Owner/Applicant

Greg and Amy Bechert

Representative

Tim Walton Carr, T. Walton Carr Architects

Applicable Land Use Regulations

Zoning Code Section 153.070 and Historic Dublin Design Guidelines.

Case Manager

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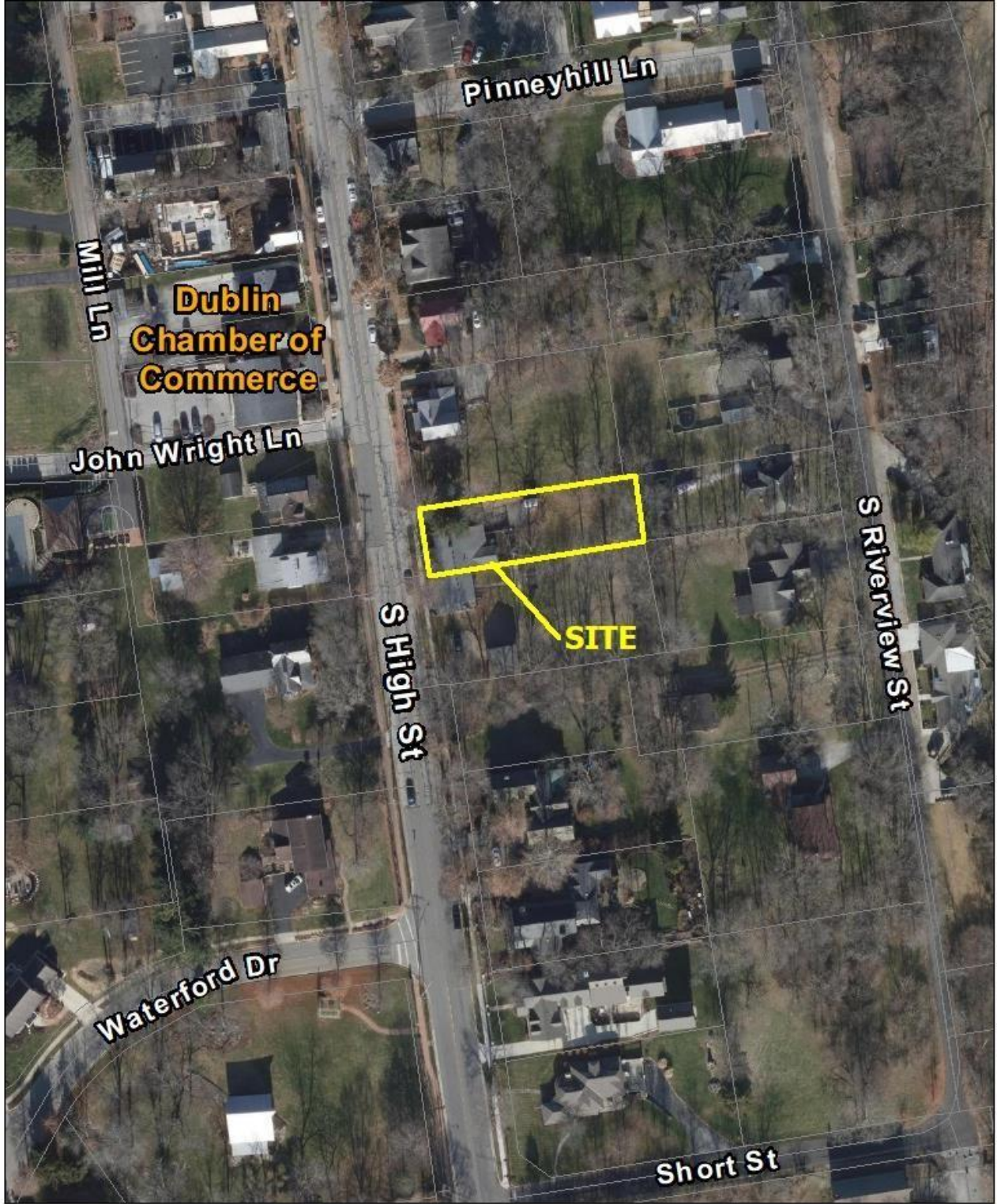
Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Minor Project Review by the ARB.

Zoning Map

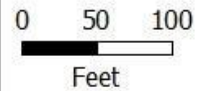


1. Context Map



City of Dublin

20-155ARB
Informal Review
Bechert Residence
156 South High Street



2. Overview

Background

The 0.24-acre site has 60 feet of frontage along S. High Street and a lot depth of approximately 180 feet. The site is located south of the intersection with Pinneyhill Lane. There is significant change of grade from S. High Street (west) toward the rear of the property (east). Recently, a two-family, 1.5-story home with an L-shaped footprint, that straddled the property line, was demolished to allow for construction of 158 S. High Street to commence.

Case History

In October 2020, the Board reviewed and provided informal feedback on the proposal to construct a new two-story, single-family residence. The Board was generally supportive of a two-story home; however, the Board expressed concerns regarding the total height of the home, and recommended that the applicant refer to nearby homes for comparable heights. The Board expressed concern with the variety of architectural details on the elevations. The Board recommended that the applicant simplify the elevations where possible, and align window sizes and locations. The Board was generally supportive of the site layout, and appreciated the open rear yard.

In 2019, the Board approved a new single-family residence for the site. The previous applicant elected not to pursue construction of the home. The Board Order for the proposal has since expired.

Updates

The applicant has made updates to address the Board comments and is seeking additional feedback prior to finalizing the design including exterior material and finishes. In detail, the applicant:

- Eliminated the stone wall along the S. High Street frontage
- Eliminated ganged second story windows on west elevation (S. High Street)
- Removed shutters on west (S. High Street), north, and south elevations
- Eliminated all roof finials, gable vents, and in select instances gable end material changes
- Raised stone water table on hyphen connector (north elevation) to match the garage
- Raised stairwell window on the north elevation of the main mass of the home
- Modified rear deck railing with a more traditional design

The proposed design retains some design elements that were discussed at the previous ARB meeting including the copula, diamond window, bullseye window, arched entry, and the front porch's steeply pitched shed roof. The applicant has indicated that the height of the proposal has been reduced; although it is not possible to accurately evaluate the modification as the height is not denoted in alignment with the Code requirement, nor in the same manner as in October. The applicant should correct this measurement moving forward.

In response to the Board's feedback, Staff researched the approval for 158 S. High Street. The total height of 158 S. High from grade to the peak of the roof, not to the mid-point of the eaves, is 25 feet-2.5 inches along S. High Street and 31 feet to the rear of the property. In October, the total height of 156 S. High from grade to the peak of the roof was nearly 34 feet along S. High Street and 39 feet to the rear of the property.

Site Characteristics

Natural Features

The site has significant 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 previous structure on this site 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 occurred over time. Demolition of the structure was approved by the ARB in 2019 and has since occurred.

Surrounding Land Use and Development Character

North: BSD-HS: Historic South (Office)
East: BSD-HR: Historic Residential (Single-Family Residential)
South: BSD-HR: Historic Residential (Single-Family Residential)
West: BSD-HR: Historic Residential (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. High Street. A driveway provides vehicular access at the north end of the site. A sidewalk extends along the S. High Street frontage.

Utilities

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

Code and Guidelines

Bridge Street District – Historic Residential District

The Bridge Street District (BSD) establishes form-based zoning regulations for the approximately 1,100-acres within I-270 including Historic Dublin. There is an on-going effort to remove Historic Dublin from the BSD and to re-establish the Historic District Area Plan, revise the ARB Code, and refresh the Historic Dublin Design Guidelines.

Presently, the BSD Code establishes Neighborhood Standards where special attention to location and character of buildings, streets, and open spaces is important to fulfill the objectives identified in the BSD Special Area Plan within the Community Plan.

The property is zoned BSD-HR, Historic Residential District, which falls under the Neighborhood Standards section of the Code. The intent of the Historic Residential Neighborhood, as outlined in the BSD Code, is to “maintain the existing conditions of this important neighborhood...[as it] represents a snapshot in time that should be maintained, preserved, and protected.” The Neighborhood Standards identify the applicable development standards including setbacks, lot coverage, and building height, which alleviates property owners from the form-based requirements applicable in all other BSD zoning districts.

Historic Dublin Design Guidelines

The Historic Dublin Design Guidelines supplement the Code and should be considered when new structures are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

Proposal

The applicant is requesting feedback on a proposal for a new, two-story, single-family structure located in Historic Dublin with the updates identified above.

Site Layout

The site layout remains the same. The Board was supportive of the open yard to the rear of the noting the site design is responsive to neighborhood input. The applicant has eliminated the stone wall along the S. High Street frontage.

Vehicular access is located to the north of the primary structure. The driveway accesses a side-loaded, three car garage at the rear of the home, with a turnaround area provided for maneuverability. The primary structure is sited toward the west property line and is proposed to be set back 15 feet from S. High Street, in line with the minimum front yard setback.

The proposal includes a large deck at the rear of the home and a porch on the front of the home. The siting of the primary structure maintains a large open space in the rear yard. The proposed lot coverage remains the same. The lot coverage is proposed to be approximately 43-percent, where 50-percent is permitted.

Scale, Mass, and Height

The proposal is for an approximately 3,300-square-foot home designed in an 'L' shaped form. The home is proposed to be a full two-story mass along S. High Street. Working with the existing grade of the site, the proposal calls for a two-story barn-inspired structure to the rear of the primary form, which will be connected with a single-story hyphen. Code permits a maximum building height of 35 feet for single-family homes, measured from established grade to the mid-point of the eaves. Both the street facing façade and rear façade are evaluated for compliance independently. The applicant has indicated that the height of the primary mass, as measured from established grade to the peak of the roof, has been reduced by 1'-7". Similarly, the applicant has reduced the height of the rear (copula) by 1'-8". However, the height is not measured per Code (from established grade to the mid-point of the eaves), and should be measured per Code moving forward. In October, the total height of the home from grade to the peak of the roof was 33 feet along S. High Street and 39 feet to the rear of the property.

Architectural Details

The applicant has made a number of modifications in response to the Board's input, which are detailed in the Update section of this report. The elevations provided for the Board's consideration are refined concepts and do not clearly specify exterior materials or details. Final details will be required with submittal of a Minor Project Review application.

1) West Elevation – S. High Street

The west façade is typified by its front gable form, overlapping rooflines, and prominent front porch. The roof of the porch appears to be sheathed in a metal standing seam material, while the rest of the roof appears to be sheathed in an asphalt shingle. The steep pitch of the front porch roof and arched entry remain unchanged. The applicant is proposing single two-over-two windows on the first and second stories. This design eliminates the ganged second story windows, first story transoms, and shutters. The oval bullseye window located in the second story above the arched front entry is retained. The applicant has eliminated the decorative finials on the roof. A decorative pendant light is proposed on the underside of the arched entry.

The first story is clad in a mix of stone and cedar shake siding. The second story is clad in a shake shingle material with diagonal pattern shingles in the gable ends. Generally the first story incorporates a stone water table with shake siding above. However, the material transition on the forward most front gable form does not incorporate a consistent water table; instead the entire first story is stone, which changes to shake siding at the second floor.

2) North/South Elevations – Side yards

The north elevation contains two prominent side gable forms. From west to east, the elevation contains a deep front porch with a diamond-paned glass window, a box bay window on the gable form closest to S. High Street, an overhang which covers a pedestrian entry just west of the three car garage, a large box bay window and wall of windows on the second side gable form, and a large raised deck at the rear of the home. The garage is divided into a two car garage and a one car garage.

The applicant has worked to simplify the window arraignment on the north elevation. Similar to the west elevation, the transom window and shutters have been eliminated. Additionally, the stairwell window has been raised in line with the other second story windows. The design retains the stone water table along the elevation, with shake siding on the majority of the elevation with the exception of the easternmost side gable which appears to be clad in a vertical board and batten. The applicant has raised the stone water table on the lower level of the hyphen connector to match the height of stone base created by the garage. The stone water table jogs on the main form of the home to accommodate the box bay window.

The south elevation, like the north elevation, contains two prominent side gable forms. This elevation also contains a stone water table, which jogs up and down carrying the stone to the rear of the home where the applicant is proposing a two-story chimney clad in stone. The majority of this elevation is clad in shake siding, with the easternmost gable form clad in vertical board and batten to match the north elevation. The applicant has eliminated the application of gable end vents and finials to simplify the appearance of the elevation.

The most prominent feature of the north and south elevation is a copula located atop the eastern side gable form. The applicant has indicated that the cupola is a functional feature that brings light into home.

3) East Elevation – Rear yard

The east elevation contains a combination side and front gable, which forms the rear portion of the home. The rear of the home is clad in a combination of vertical board and batten and shake siding. The front gable contains a series of three single, two-over-two windows with transom. The stone clad chimney is visible from this elevation, and rises above the roofline of the front gable form. The copula is visible from this elevation and artificially increases the height and massing of the rear elevation. Both box bay windows on the north elevation are visible from the rear yard, protruding out from the home. The roof on the rear portion of the home appears to be sheathed in a metal standing seam material.

3. Informal Review Considerations

- 1) **Does the Board support the proposed height of the home?** The Historic Dublin Design Guidelines provide recommendations regarding the overall character, building mass, scale, and height. Height should be compatible to surrounding buildings within the neighborhood and should be compatible with the neighborhood. The Board is asked to reference the Historic Dublin Design Guidelines and the development standards listed in Zoning Code Section 153.063(B) in considering this proposal.
- 2) **Does the Board support the architectural details of the home?** The BSD Code and the Historic Dublin Design Guidelines provide guidance about the architectural character. Specifically the Guidelines identify that “The most appropriate designs for new buildings take account of the context and make an effort to respect it and fit in visually (70).” The Board is asked to provide feedback with regard to the general architectural design and the associated site details including roof lines, windows, and details.
- 3) **Does the Board support the conceptual exterior materials and material transitions?** The Historic Dublin Design Guidelines provide guidance about materials and details for new construction. The majority of buildings in Historic Dublin incorporate traditional building materials including brick, stone, and wood. The majority of buildings in the district are of a vernacular style with a limited material palette and simple material transitions. The Board is asked to provide feedback with regard to the material application and transitions.

4. Discussion Questions

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider:

- 1) Does the Board support the proposed height of the home?
- 2) Does the Board support the revised architectural details of the home?
- 3) Does the Board support the conceptual exterior materials and material transitions?
- 4) Other considerations by the Board.