

20-155ARB-INF – 156 S. HIGH STREET

Summary

Request for informal review and feedback for a new construction, 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

Chase J. Ridge, AICP Candidate, Planner I
(614) 410-4656

cridge@dublin.oh.us

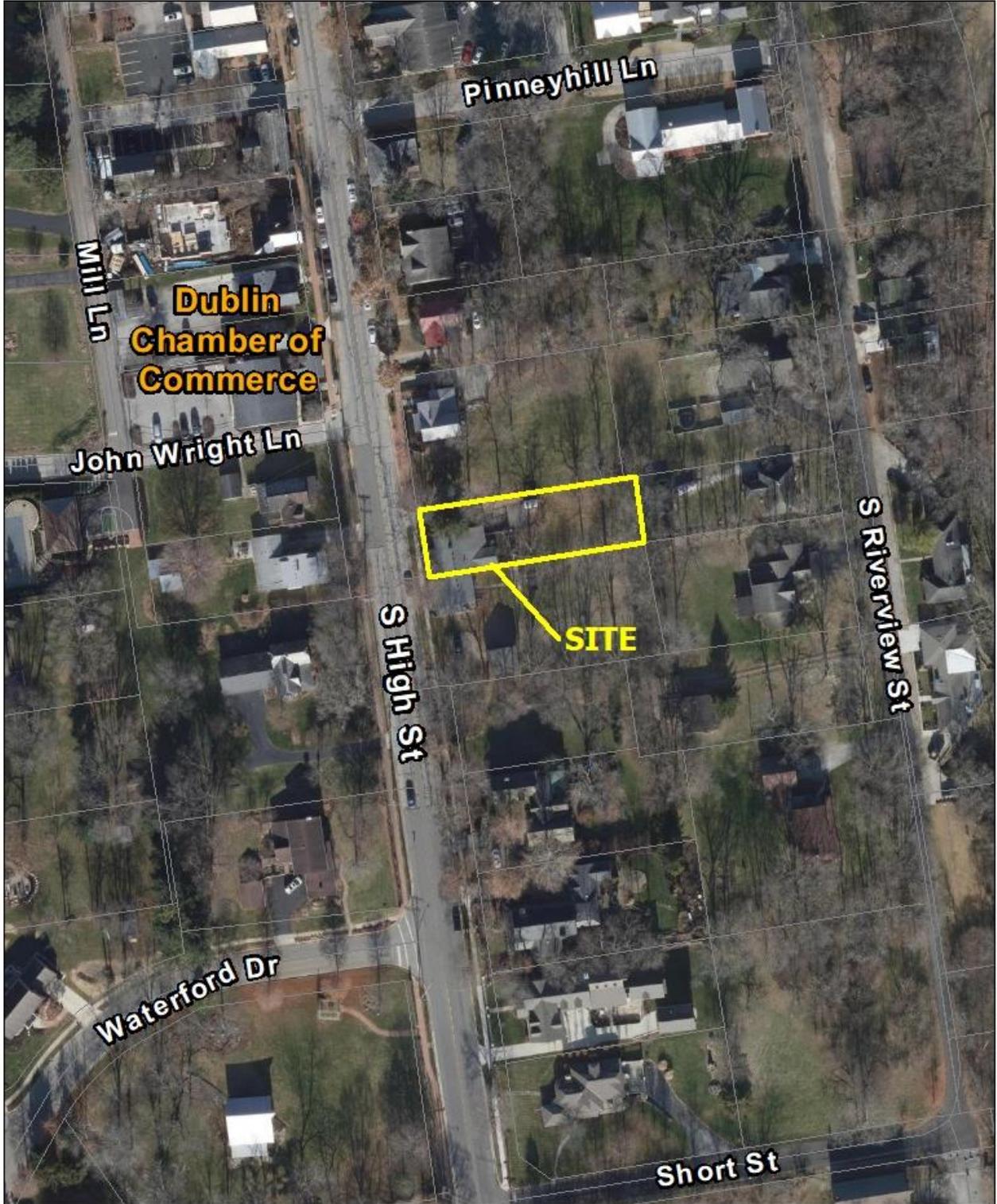
Next Steps

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



 <p>City of Dublin</p>	<p>20-155ARB Informal Review Bechert Residence 156 South High Street</p>	<p>0 50 100 Feet</p> 
---	--	--

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). Most recently, the site contained half of a two-family, 1.5-story home with an L-shaped footprint that straddled the property line with the adjacent property to the south. The two-family home was demolished in 2020 following the approval of two single-family homes on the associated lots of 156-158 S. High Street.

Case History

Most recently, a previous applicant came before the Architectural Review Board on September 25, 2019 with a proposal for a new, approximately 2,350-square-foot home located at 156 S. High Street. The proposed 1.5-story home was approved at the September 2019 meeting; however, the applicant did not move forward with the approved plans. This is a request for review and informal feedback from a new applicant on a new proposal for the site.

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 the I-270 outerbelt 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.

Site Layout

The proposed site layout retains vehicular access 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 oriented toward the south 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 applicant is also proposing a stone wall along the S. High Street frontage. The siting of the primary structure maintains a large open space in the rear yard. The applicant has indicated that 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 with a full two-story mass along S. High Street, where 1.5-story masses are typical. Working with the existing grade of the site, the proposal calls for a two-story barn-inspired structure moving toward the rear of the property, which will be connected to the primary living space with a single-story hyphen. The applicant has indicated that the height of the primary structure will be approximately 34 feet, where Code permits a maximum height of 35 feet. However, as shown on the plans, the height is incorrectly measured, and should be measured from established grade to the mid-point of the eaves moving forward. The rear of the home is proposed to be nearly 40 feet in height, as measured from grade to the top of the coupula. In their review, Preservations Designs indicated that “when comparing the height of the proposed structure with house sizes nearby, it becomes evident that the proposed has one story too many.”

Architectural Details

The applicant is proposing a new, single-family home for the site. The elevations provided for the Board's consideration are conceptual 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 and crenulations in elevation, 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 applicant is proposing a variety of window styles on the west elevation including ganged two-over-two windows on the second floor, single two-over-two windows with transom and shutters on the first floor, and an oval bullseye window located in the second story above the front entry. The applicant is proposing to install decorative finials on the roof and a pendant light on the underside of the porch.

The first story is clad in stone with the second story clad in a shake shingle material. The stone is carried to the front property line, where the applicant is proposing the installation of a stone wall along the S. High Street frontage. Plans depict stone piers on either side of the driveway and the front entry sidewalk. The applicant is also proposing a wooden front entry gate, supported by wood posts capped with ball post caps.

Preservation Designs recommends a number of alterations for the front elevation, as outlined in the consultant report. These include removing the double windows in favor of single windows, removing the bullseye window, removing decorative finials, removing the pendant light from the underside of the front porch, and ensuring the proposed stone wall is designed using a dry-laid, locally quarried limestone, similar to those which are located south of this site.

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 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 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 contains two bays, a two car bay and a one car bay.

The elevation contains a complex variety of windows. These include single, two-over-two windows, ganged two-over-two windows, single windows with transom, and a diamond-pane window. The applicant is proposing a stone water table on this elevation, with shake siding on the majority of the elevation. The easternmost side gable appears to be clad in a vertical board and batten and the roof appears to be sheathed in an asphalt shingle.

The south elevation, like the north elevation, contains two prominent side gable forms. This elevation also contains a stone water table, and carries the stone to the rear of the home where the applicant is proposing a full 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. This elevation contains a complex variety of window types and sizes, which Preservation Designs recommends be simplified to better align and to match the local rhythm of the bays. The consultant also recommends redesigning or relocating the chimney to minimize its large mass.

Finally, the applicant is proposing a coupula which will be visible from both the north and south elevations. At its peak, the coupula brings the structure to nearly 40 feet in height from established grade, which is approximately five feet taller than Code permits.

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 coupula is visible from this elevation and significantly increases the height and massing of the rear elevation. Both 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. The architectural consultant recommends that this elevation be redesigned to be more compatible with adjacent building forms and styles. The chimney should be topped with a ceramic tile, not a metal vent.

3. Informal Review Considerations

1) Does the Board support the proposed site layout?

The Historic Dublin Design Guidelines provide guidance regarding the location of new construction in relation to surrounding properties. Specifically the Guidelines identify that "New buildings in the district should be designed to fit into this strong existing context (70)." The Board is asked to provide feedback with regard to the site layout including home, deck, stone wall and driveway locations.

2) Does the Board support the proposed mass and scale of the home? The *Historic Dublin Design Guidelines* provide recommendations regarding the overall character, building scale and mass, and development pattern. Mass, form, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of 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.

3) Does the Board support the conceptual architectural character and details of the home?

The BSD Code and the Historic Dublin Design Guidelines provide guidance about the architectural character, materials and details for new construction. 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 materials.

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 site layout?
- 2) Does the Board support the proposed mass and scale of the home?
- 3) Does the Board support the conceptual architectural character and details of the home?
- 4) Other considerations by the Board.