

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

Applicant Statement/Project Description

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.

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 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.

The design creates 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 massing along John Wright Lane 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 house is positioned 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.

The massing of the home along John Wright Lane screens the outdoor area of the house - along with the space behind the home immediately to the south - from the exposed parking lot of the Dublin Chamber of Commerce building, directly across John Wright Lane to the north.

The three-car garage is turned so that the doors face away from the street. This presents a more attractive elevation to the street, and moves any cars parked outside the house as far from the street as possible, as 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 home has been designed with a limited variety of fenestration, most of which has the same or similar size and proportions.