

## 20-137MPR – 143 S. HIGH STREET

### Summary

Request for review and approval for the construction of a one-and-a-half-story, ±4,000-square-foot residence with a three-car attached garage.

### Site Location

The 0.25-acre site is southwest of the intersection of S. High Street and John Wright Lane.

### Zoning

BSD-HR: Bridge Street District – Historic Residential District.

### Property Owners/Applicant

Lance and Sue Schneier

### Representative

Richard Taylor, AIA, RTA

### Applicable Land Use Regulations

Zoning Code Sections 153.066, 153.171, and *Historic Dublin Design Guidelines*.

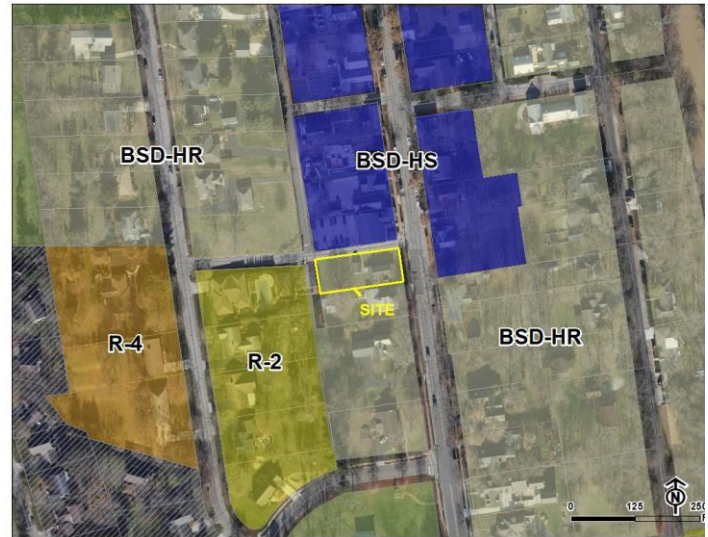
### Case Manager

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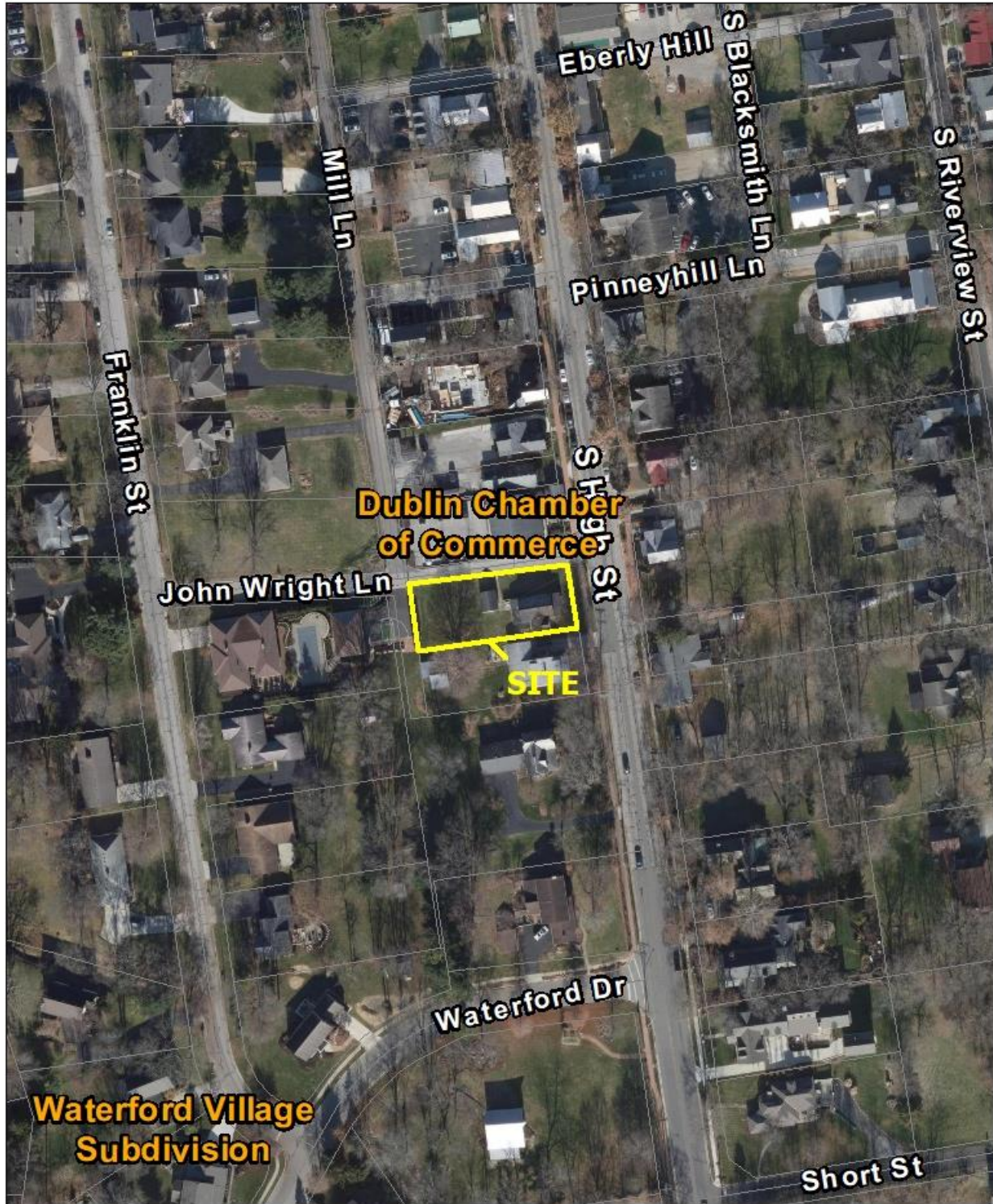
### Next Steps



Upon review and approval of a Minor Project Review by the ARB the applicant may file for building permits.

### Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>20-137MPR Minor Project Review 143 South High Street</p>	<p>0 55 110 Feet</p> 
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## 2. Overview

### Background

Presently, the site is developed with a one-story home constructed in 1890. The home is Vernacular in style with a front gable and side-gable ell, and a detached garage. Vehicular access is provided from John Wright Lane.

After obtaining the Architectural Review Board's (ARB) input on June 3, 2020 and July 22, 2020, the applicant is seeking approval of final design for the construction of a one-and-a-half-story, ±4,000-square-foot residence with a three-car attached garage. The applicant has worked to address the feedback including reducing lot coverage, modifying the mass and scale of the attached garage, and reducing the complexity of materials.

### Case History

On April 23, 2014, the ARB reviewed and approved demolition of the existing structure with the condition that demolition not occur until approval of a new single-family residence. At the time, the Board discussed the importance of a compatible scale for new construction. Additionally, the Board encouraged a detached garage with courtyard access, or a rear access layout. This previous approval has since expired and would require a new demolition approval from the ARB.

On June 3, 2020, the ARB informally reviewed and provided non-binding feedback on a potential future application for demolition of an existing home and detached garage, and for construction of a new one-and-a-half-story, ±4,000-square-foot residence with a three-car garage. The Board supported the demolition of the existing structure and construction of a new single-family home. Additionally, the Board expressed support for the conceptual architectural character, specifically the gabled ell along S. High Street. The Board also supported encroachment into the required setback along John Wright Lane. The Board expressed concern with the total lot coverage and total footprint of the home. The Board encouraged the mass of the home along John Wright Lane to be broken down. The Board suggested a detached garage as a potential design solution.

On July 22, 2020, the ARB informally reviewed and provided non-binding feedback on revisions to a proposed future application. The Board expressed concern with the total lot coverage, number of exterior materials, and the mass and scale of the attached garage.

### Site Characteristics

#### *Natural Features*

The site is generally flat and does not contain any known natural features or archeological resources. On the parcel to the south, 155 S. High Street, there is a mature Norway Maple that should be protected during construction if the proposal moves forward.

#### *Historic and Cultural Facilities*

The existing historic home was constructed in 1890. The property was identified with an Ohio Historical Inventory (OHI) form in 2003 as building that helps "retain the scale and character" of Historic Dublin.

Given the age, form, and location of the home, the *Historic and Cultural Assessment* recommends the existing structure as contributing to the overall integrity of Historic Dublin. The Assessment notes the integrity of the structure is diminished due to the replacement materials and workmanship.

*Surrounding Land Use and Development Character*

North: Bridge Street District, Historic South (Dublin Chamber of Commerce)

East: Bridge Street District, Historic South (Commercial)

South: Bridge Street District, Historic Residential (Residential)

West: R-2, Limited Suburban Residential (Residential)

*Road, Pedestrian and Bike Network*

The site has frontage on S. High Street and John Wright Lane. Pedestrian facilities are provided along the east side of the property on S. High Street. The site has vehicular access from John Wright Lane.

*Utilities*

The site is served by public utilities, including sanitary and water. Electrical 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 loop 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 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 construction is proposed in the Historic District. The Guidelines provide recommendations regarding the overall character, building scale and mass, and development pattern. The Guidelines recommend the placement of a new buildings should be similar to the placement, orientation, and setbacks of adjacent structures. Additionally, form, mass, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. While continuity and compatibility with the neighborhood is expected, the Guidelines recommend avoidance of replicating historic structures, but not taken to the extreme of proposing entirely modern architecture.

**Proposal**

The applicant is requesting review and approval for the construction of a new one-and-one-half-story, ±4,000-square-foot residence with a three-car garage on a .25-acre site.

*Site Layout*

The site layout remains largely the same with the front door along S. High Street and vehicular access along John Wright Lane.

In July, the footprint of the home was reduced by 171 square-feet. The home is proposed to be setback from John Wright Lane approximately 4.5 feet. Additionally, the patio proposed along the south side of the home has been reduced in size from approximately 487 square feet in size in July to 148 square feet in size; originally, the patio was proposed to be nearly 880 square feet in size. With the reduction of hard surfaces the applicant has been able to significantly reduce lot coverage as requested by the ARB.

*Setbacks*

Code identifies required setbacks by street based on the existing context and character, and the Historic Dublin Design Guidelines recommend that homes be sited in a manner that is contextually sensitive. The Code allows the Board to approve Waivers to development standards realizing that strict adherence to numeric requirements may not allow for the necessary flexibility when designing and building infill projects in urban areas. Staff is recommending approval of a Waiver to permit a corner lot to have one front yard, two side yards, and one rear yard.

<b>Setbacks</b>				
	<b>S. High Street</b>	<b>John Wright Lane</b>	<b>South Property Line</b>	<b>West Property Line</b>
<b>Required</b>	15 feet	20 feet	16 feet total; Min.4 feet	15 feet (structure); 3 feet (driveway)
<b>Proposed</b>	15 feet	4.5 feet*	12.5 feet*	30 feet (structure); 6 feet (driveway)
* Waiver required; Board previously indicated support for Waivers to setback requirements				

*Lot Coverage*

At the determination of the Law Director, lot coverage is defined per the more specific regulation identified in the BSD Code, and not the general definition:

*153.063 (B)(2)(d) Lot Coverage.* Combined square footage of all principal and accessory structures and impervious surfaces shall not exceed 50% of the lot area, unless otherwise approved by the Architectural Review Board.

In June and July, the Board provided feedback on a potential future Waiver to exceed lot coverage requirements. The Board was not supportive of lot coverage in excess of 50 percent. In July, the applicant has revised the plans to reduce the lot coverage from 62.3 percent to 48.1 percent impervious plus 7.9 percent semi-pervious for a total of 56.1 percent lot coverage. The final proposed lot coverage is 49.8 percent impervious, which meets the Code requirement.

*Scale, Mass, and Height*

The primary form of the home along S. High Street, a 'cottage-style' gabled ell, remains unchanged. The long side of the home along John Wright Lane, which is broken up by several gable roof sections, has been revised to modify the roof lines of the garage further differentiating it from the primary home. Additionally, a shed roof provides an additional architectural step down on the west side of the garage. The modifications to the garage successfully reduce the mass and scale.

*Architectural Details*

The refinements to the proposal include reduction in the number of exterior materials with the elimination of brick masonry. The proposed exterior materials include horizontal, shake, and board and batten siding (LP Siding); limestone veneer (Olen Valley, Lang Stone); dove gray metal standing-seam roof (PC System); wood/clad double-hung windows (G2, Marvin); raise panel shutters with hardware (Architectural Collection, Atlantic); and, (carriage style garage doors (Clopay). A front door was not selected as part of the materials package, the applicant should select a front door consistent with the proposed elevations, subject to Staff approval.

In response to the consultant comments from July, the applicant has reduced the complexity of the south elevation, adjacent to the master suite, to eliminate the conversion of multiple architectural elements. In review of the September proposal, the consultant recommends that the shutter selection be revised to be a simple flat panel shutter, and that the color of the attached garage be revised to be lighter in color. The consultant notes that historically many detached structures were white. Staff recommends the applicant select a soft gray exterior paint for the attached garage.

### *1) East Elevation – S. High Street*

The east elevation is a limestone veneer clad (with fossil detail) gabled ell form with a centrally located entry with arched detail and covered porch with several columns. An arched front door with 8-inch limestone header is proposed. A final front door design has not been selected. The columns are proposed to be a 6x6 post with wrap and built up molding.

The windows are two-over-two with a select window being accented with shutters. The drawing depicts a cut limestone slab entry stair. The roof is proposed as a dove gray 16-inch panel standing-seam roof with 1-inch seams. The windows were previously indicated in July to be charcoal or espresso in color. No window color has been finalized as part of the submittal, the windows shall not be black in color and shall be subject to Staff approval. While espresso windows may appropriately complement the masonry portions of the building, Staff and the Board have previously expressed concern with black or dark brown windows on primarily white structures as it may not afford the benefit of timelessness that is important to maintain in a historic district. The windows are proposed to have limestone lintels and sills.

A centrally located shed dormer with three square two-over-two windows is proposed. The dormer is proposed to be finished in straight edge shake LP siding painted white. Final paint colors have not been selected; the applicant should select colors, subject to Staff approval.

### *2) North Elevation – John Wright Lane*

The north elevation is an elongated addition to the primary form, which is broken down by a series of gabled roofs. The complexity of materials along the north façade has been reduced to eliminate the brick foundation, and the horizontal siding. The elevation includes a prominent limestone veneer chimney with limestone cap and clay flue. The façade of each open-end side gable roof is proposed to have a unique treatment (east to west): limestone veneer, white straight edge shake siding, and warm gray, 16-inch spaced, board and batten siding. The color of the garage should be revised to be a soft, light gray. The covered stoop.

Two pairs of ganged two-over-two windows and a two-over-two window with shutters in the gabled end typify the easternmost side gable façade. The windows are finished with limestone lintels and sills. The central side gable façade is typified by stacked two-over-two windows. The lower window is accented with a shed canopy finished with a standing seam metal roof. The westernmost side gable façade is typified by stacked two-over-two windows. The shutter detail has been eliminated

from the garage to provide greater simplicity. A trim detail has been provided for windows located within siding. The north elevation provides a pedestrian guest entrance from the driveway. The roof is proposed to be a standing-seam metal roof. The consultant noted that the garage is proposed to have three different roof pitches, and there may be an opportunity to further simplify the design. Staff has determined that the benefit of the step-down toward the east outweighs the variation in roof pitches.

### *3) West Elevation – Rear Property Line*

The west elevation is a side-loaded, three-car garage clad in warm gray board and batten siding. Three carriage style garage doors are proposed to have two pairs of ganged windows. The final garage door color is not specified and should be subject to Staff approval. The covered stoop providing pedestrian access to the garage has been eliminated with the revisions in order to reduce the footprint of the garage. A shed dormer, similar to the front façade, accommodates additional livable space above the garage. The applicant should provide final light fixtures detail, subject to Staff approval.

### *4) South Elevation – Interior Property Line*

The south elevation, similar to the north elevation, is an elongated addition to the primary form which is broken down by a series of gabled roofs separated by two covered patios each providing the at-grade patio. The brick chimney has been eliminated from the elevation. The façade of each open-end side gable roof is proposed to have a unique treatment (east to west): limestone veneer, white straight edge shake siding, and warm gray board and batten siding. A stone foundation is proposed across the extent of the home. The east most side gable façade is typified by stacked two-over-two windows and a third smaller two-over-two window just to the east. The windows are depicted with a simple trim. The central side gable façade is typified by a large window wall protrusion with transom windows finished and a shed roof. The west most side gable façade is typified by stacked two-over-two windows. The roof is proposed to be a standing-seam metal roof.

## **3. Criteria Review**

### *Waiver Review*

#### *1) 153.060 — Lots and Blocks (C)(9). Street frontage.*

**Requirement:** For corner lots lines occupied by a single building there shall be a front lot line and corner side line (second front property line).

**Request:** S. High Street be designated a front property line, and John Wright Lane and south property line be designated side property lines.

**Criteria met.** The proposal designates one front property line and two side property lines to which the setbacks are applied. The result is consistent with development throughout Historic Dublin, and does not result in a condition that is less desirable. Approval of the Waiver Review is in alignment with the proposed ARB Code.

### *Minor Project Review Analysis [§153.066(J)]*

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met with Waiver Review. The Minor Project is consistent with all applicable plans, policies, and regulations. Approval of a Waiver to lot line designations, and therefore setback application results in compliance with all applicable regulations.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*  
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) *The Minor Project is consistent with the record established by the Architectural Review Board.*  
Criteria Met with Conditions. The proposal is largely consistent with the record established by the ARB. However, the applicant should finalize all material, paint color, and light fixture details, subject to Staff approval.
- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met. The proposal is consistent with all applicable use specific standards.
- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the HD Design Guidelines.*  
Criteria Met. The proposal utilizes high quality materials and design elements, and meets the general intent of the Historic Dublin Design Guidelines to allow for new construction that is sensitive to the established character of the district.

#### *Board Order Standards of Review*

- 1) *The character and materials are compatible with the context.*  
Criteria Met. The proposal utilizes materials and design elements to complement the existing surroundings.
- 2) *Recognition and respect of historical or acquired significance.*  
Criteria Met. The proposal is respectful and responsive to the context within Historic Dublin. The proposed home incorporates historic form and architectural details while not replicating history.
- 3) *Compatible with relevant design characteristics.*  
Criteria Met. The proposal is compatible with the surrounding context.
- 4) *Appropriate massing and building form.*  
Criteria Met. The applicant has worked to reduce the mass and scale of the home. The revised design further differentiates the garage from the home. Overall the mass and scale are consistent with previously approved new construction.
- 5) *Appropriate color scheme.*  
Criteria Met with Condition. The color scheme consists of whites and grays, which are historically accurate selections given the proposed building form. The applicant should provide final exterior colors and finishes, subject to Staff approval.
- 6) *Complementary sign design.*  
Not Applicable. No signs are proposed as part of this application.
- 7) *Appropriate landscape design.*  
Not Applicable. Residential landscaping is not regulated.



8) *Preservation of archaeological resources.*

Criteria Met. There are no known archaeological resources present on the site. Should the applicant locate resources they should notify the Dublin Historical Society.

*Alterations to Buildings, Structure, and Site*

1) *Reasonable effort to minimize alteration of buildings and site.*

Criteria Met. The proposal generally maintains the existing site access. The home addresses S. High Street which is historically appropriate, similar to the existing structure.

2) *Conformance to original distinguishing character.*

Criteria Met. The proposal will not significantly alter the established character of Historic Dublin.

3) *Retention of historic building features and materials.*

Not Applicable. Demolition of the existing building is proposed as part of a separate application.

4) *Alteration recognizes historic integrity and appropriateness.*

Criteria Met. The proposed home is cognizant of the historic integrity of the district.

5) *Recognition and respect of historical or acquired significance.*

Criteria Met. The project is respectful of the site context within Historic Dublin. The applicant has worked to minimize impacts on the surrounding neighborhood by reducing the mass and scale of the home.

6) *Sensitive treatment of distinctive features.*

Not applicable. Demolition of the existing building is proposed as part of a separate application.

7) *Appropriate repair or replacement of significant architectural features.*

Not Applicable. Demolition of the existing building is proposed as part of a separate application.

8) *Sensitively maintained historic building materials.*

Not Applicable. Demolition of the existing building is proposed as part of a separate application.

## 4. Recommendations

Planning recommends **approval** of one **Waiver**:

- 1) S. High Street be designated a front property line, and John Wright Lane and south property line be designated side property lines.

Planning recommends **approval** of the **Minor Project Review** with conditions:

- 1) The applicant select a front door, consistent with the proposed elevations, subject to Staff approval.
- 2) The shutters be revised to be a simple flat panel shutter.
- 3) Final paint/exterior colors for siding, windows, doors, and garage doors be selected, subject to Staff approval.
- 4) Windows shall not be black or dark charcoal in color.
- 5) The attached garage be painted a soft, light gray color, subject to Staff approval.
- 6) The applicant select final fixtures, subject to Staff approval.