

Date: **December 30, 2020**

Applicant Statement

Property Owner: Shannon Hospel
Project Address: 87 South High Street
Dublin, Ohio

RE: A proposed renovation and addition to the existing historic property located at 87 South High Street.
(20TMP-009957)

The property owners are proposing to renovate the existing principal structure and develop the remainder of the site as the most upscale live work dwelling possible within the parameters of the narrow lot limits and code requirements.

The goal of the project is to create long term value for the site and surrounding neighbors and businesses by adding a well-appointed addition while enhancing/preserving the existing historic structure. We hope to fit the fabric of Historic Dublin with a form that compliments the dominant character of the principal structure and takes full advantage of the walkable urban lifestyle. The 1 ½ story addition and single-story connection building are both designed with simple massing, smaller-scale, steeply pitched roofs, and simple details.

The primary objective of the project is to ensure the long-term survival of the existing structure by maximizing the opportunities of the Downtown Dublin experience embodied within our site. We intend to employ the most current renovation and weather proofing strategies appropriate for the historic structure. Some changes include creating a symmetrical front elevation like the original images and a new roof.

A secondary objective is to maximize the existing footprint of the site. This addition intends to transform the existing parking lot into an Urban Retreat. The massing and elevation of the new structures will remain subordinate to the principal structure by using simple detailing and placing the structures at the rear of the site. The massing has been broken into several elements, each complementing the scale and massing of other projects in the area and allowing for the existing structure to remain primary. The roofing follows the existing roof pitch of the principal structure.

The positioning of the connection structure is used to create a privacy barrier for an interior courtyard. To accomplish that, the available side yard setback allowances were stepped back further to create material break opportunities and ensure the connection structure remains secondary to the primary structure. The elegant outdoor area provides a connection to and enhances the social aspect of the downtown Dublin lifestyle.

The site includes a challenging slope from the primary structure to the rear of the site. Conforming with ADA requirements will need to be explored further after the receipt additional survey data and code investigation.

The exterior materials and colors are under consideration and are expected to be a limited palette of traditional materials. The intent is to conform with the character requirements of the Historic Dublin Design Guidelines. We are investigating brick and board and batten for the new addition and stone for the connector structure. A simple, limited fenestration palette is used and will be located to the greatest benefit of the interior environment.

We are extremely excited to have the opportunity to discuss this project with the ARB and hope that with additional collaboration and investigation we can achieve our goal of creating the most high-end, well-appointed urban retreat possible for the small site.

We understand a community outreach component is necessary for a smooth project. To date we have not shared any potential design information with adjacent property owners.

Please find additional complementary drawings and information in support of this statement posted to the website as separate drawings. Thank you again for your consideration and advice.

Sincerely,

John Staudt, RA, NCARB
Principal – SDAG
614.314.2746
jstaudt@sd-ag.com