

January 2021

Project: 181 S. High Street New Home
Owners: Tim and Debbi Bergwall

Applicant's Statement

Tim and Debbi have been using the home at 181 S. High St. as a rental property for a number of years, and now wish to move out of their suburban home and into the Historic District. They're proposing to build a new home to replace the one currently on this property.

They're attracted to the lifestyle that the recent revitalization of Dublin's downtown offers and are especially interested in enjoying the charm of the Historic District.

The existing home is a two-story brick "Colonial", built in 1962. It has been remodeled more than once and suffers from a poorly-conceived floor plan and an inconsistent character on the exterior. A detached shed is sited to the southwest of the main house.

The lot is roughly rectangular, about 0.47 acres, and fronts on both South High Street and Waterford Drive. The lot is generally flat but drops down several feet approaching S. High Street. An intact stone streetwall runs the entire length of the S. High Street side. Several mature deciduous trees occupy the front lawn.

A proposal to remodel and add onto the existing home was explored with the ARB at an informal review at the October 28, 2020 meeting. Members of the board were generally not in favor of remodeling the home and suggested that removing and replacing it could be a viable option.

After a more thorough examination of the costs and benefits of remodeling, Tim and Debbi have decided to build a new home in its place, which is what we're presenting with this informal application.

The proposed home is a one and a half story gabled vernacular cottage, with a wrap-around front porch, and connected to a barn-like structure containing a garage with a home office above.

Proposed major exterior materials include asphalt shingle roofing, standing seam metal roofing, painted clapboard siding and trim, and cultured stone veneer. Windows are proposed to be wood-clad with simulated divided lights.

Placement of the home on the lot is similar to the location of the existing home; the large existing trees east of the house will be preserved, as will the stone street wall along S. High Street. A new sidewalk will be extended from the house to the existing brick walk along S. High Street.

RICHARD TAYLOR

ARCHITECTS

The driveway is moved to the back of the property, and the garage doors face west, away from the public streets. A third garage door is placed on the south side of the garage, facing the new outdoor living space. The existing framed shed will be retained and renovated to provide additional storage space and to serve as partial enclosure for the new outdoor living space.

The new home is located entirely within the existing setbacks and will require no variances to building lines. Below is the project's relationship to lot coverage requirements:

Under Current Code:

Lot Area: 20,745 sf (@ 50% = 10,372.5 sf)

House/Porches/Garage Footprint Area: 3,348 sf

Additional Development Cover Area: 3,392 sf

Total Development Cover Area: 6,740 sf (32.5% vs 50% allowed)

Under Proposed Code:

Lot Area: 20,745 sf (@ 45% = 9,335.25 sf)

House/Porches/Garage Footprint Area: 3,348 sf (16.3% vs 25% allowed)

Additional Development Cover Area: 3,392 sf

Total Development Cover Area: 6,740 sf (32.5% vs 45% allowed)

We are excited about making a significant contribution to the character and ongoing history of the Historic District. We look forward to discussing the proposed home with the Architectural Review Board and hearing their thoughts.