



PLANNING REPORT

Architectural Review Board

Wednesday, November 16, 2022

83 S. High Street 22-149INF

www.dublinohiousa.gov/arb/22-149

Case Summary

Address	83 S. High Street
Proposal	Informal review and feedback for the addition and remodeling of an existing two-story building in the Historic District.
Request	Request for an informal review and feedback of a future development application
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Non-binding feedback</u> on discussion questions.
Next Steps	Subsequent to informal review and feedback, the applicant may apply for a Minor Project to be considered by the Architectural Review Board (ARB).
Applicant	Richard Taylor, RTA Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

22-149INF | 83 S. High St



- Site Features**
- 1 Previously shared parking
 - 2 Garage - 1940



1. Background

Site Summary

The site is located on the east side of S. High Street, south of Eberly Hill Lane and is zoned Historic District – Historic South District. The site contains an existing historic home and detached garage on a 0.15-acre parcel. The building has previously been used as a business, and a shared parking lot is located between the house and garage; the parking lot extends south to Pinneyhill Lane. The owners intend to convert the structure to their private residence.

The 2017 Historic and Cultural Assessment (HCA) notes that the Giles Weaver Residence was built around 1830 and had elements of the Federal Style at that time. Preservation Designs Ltd. (PDL) notes that the original structure was a four-bay I-House that had a saltbox addition and probably a front porch added in the late 19th century. Windows are noted as one-over-one replacements. The building is noted as having fair integrity with positive marks for location, design, feeling, setting, and association. Building condition is noted as good, and it is recommended contributing to the District. The detached garage was built in 1940 and was not evaluated in the HCA. According to further research from PDL, the current Victorian front porch is a reconstruction of an older porch, added between 2015-2016.

Natural Features

The site contains a number of mature trees located to the rear of the home. It is relatively flat, although the house sits slightly above S. High Street, as do all the structures along this side of the road.

Road, Pedestrian and Bike Network

The site has frontages along S. High Street to the east and Mill Lane to the west. Vehicular access is provided by a driveway directly off Mill Lane and indirectly through the existing parking lot from Pinneyhill Lane. Sidewalks are provided along S. High Street.

The shared parking lot did previously have a cross-access easement between the three owners south to Pinneyhill Lane. In April of 2017, the easement was released, and staff has a copy of the court instrument. The applicant has provided evidence of contact with adjacent owners, as encouraged by staff; responses were all favorable.

Development History

The Board heard an Informal Request for this project in September of 2022, and at that time, basic addition forms and massing were presented. Board discussion is summarized below, with research and revision results in italics.

- 1) The Board was not supportive of a primary structure greater than the 1,800-square foot limit established by the Code; however, might consider a Waiver if the design was appropriate. *The applicant has reduced the size of the addition; however, it equates to a 21 percent Waiver, which is beyond the Board's maximum of 20 percent.*
- 2) The height and form of the attached garage was not ideal. The Board stated that an attached garage is acceptable if there are massing breaks with the primary structure. The Board preferred the garage being attached rather than having the lot cluttered with separate buildings. *The applicant has lowered the eaves by 6 inches and widened the garage to be more in keeping with the form of the historic building. This allowed the stair to be relocated on the interior.*

- 3) Whether or not the Code allows for more than one accessory structure, in the event that the applicant wished to separate out the new garage from the residential structure, although the applicant prefers having an attached garage. *The Law Office stated that the Code does not prohibit two accessory structures; email attached to packet.*
- 4) Whether or not the maximum 25 percent of primary structure square footage applied per accessory building or was an aggregate number. *The Law Office determined that the square footage is an aggregate; see the same email.*

Process

Subsequent to informal review and feedback, the applicant may apply for a Minor Project Review to be considered by the ARB.

2. Zoning Code and Guidelines

Zoning Code Section 153.176 applies to this request, and specifically Table 153.173A, where the setbacks, lot coverage, and building size requirements are stated for the Historic South District.

The *Historic Design Guidelines* will also apply, specifically Sections 4.12, Building Additions and 4.13, Outbuildings.

3. Project

The applicant is requesting additional non-binding feedback for an addition with the following sizes, where changes are noted from the previous Informal Review:

Element	9/22 proposal	11/22 Proposal	Code Requirement
Lot coverage	3,718 sf (57.5%)	3,572 (55.2%)	65% max. (4,202 sf)
Building size	2,373 sf (1.31 of allowed*)	2,188 sf (1.21 of allowed*)	1,800 max. permitted
Total building size	2,817 sf	2,632 sf	3,000 max. permitted
Length of building	94'	85'6"	NA
Width of garage	12'	14'	NA
Height of garage eaves	12' 2"	11' 6"	NA

**This number is over the 20% Waiver the Board may grant.*

There is also a 444-square-foot detached garage on the site, accessed from Mill Lane, desired to be converted to a home office. A maximum of 3,000 square feet for all buildings on a lot is permitted per Code Table 153.173A, the request is below this threshold. Lot coverage is also under the required maximum.

Site Layout

No changes are proposed on the front of the house. The applicant is proposing to remove the porch on the back of the house and then add living space from that point. The addition is inset from the original house, and roof lines are below the historic structure. The addition meets the

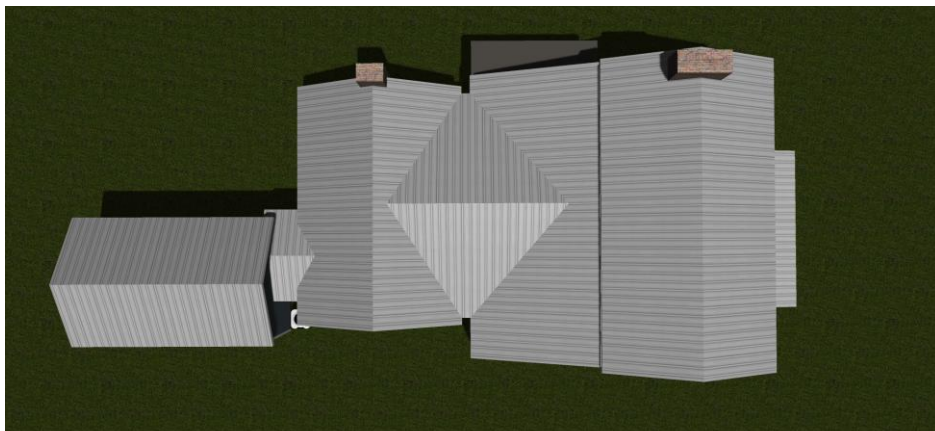
minimum 3-foot side yard setback required for the District. The rear setback is 25 feet, and the new construction would meet this as well. The existing detached garage is considered legal for setback purposes, as no changes are proposed.

No additional information is presented for outdoor living area; however, the applicant is aware that any pavement or gravel would count toward the maximum lot coverage.

Details

The form of the addition has been simplified from the previous submittal. The proposed elevations provided for the Board's consideration are conceptual and indicate the use of matching wood siding for the addition. Replacement windows on the original structure are one-over-one; new windows appear to be a combination of two-over-two, four-over-four, with some having transoms. The addition's chimney appears to match the form, style, and brick of the original, and is appropriately sized. The proposed roof material appears to be standing seam metal to match the existing roof.

PDL was consulted for this application and provided comments for consideration. The majority of the comments are best-addressed using the roof plan, which is shown below.



Proposed roof plan (north is up)

PDL notes the hyphens between the historic saltbox roof and the new structure are approximately 12 inches deep by 24 inches wide. They encourage larger hyphens to make the break between the historic structure and

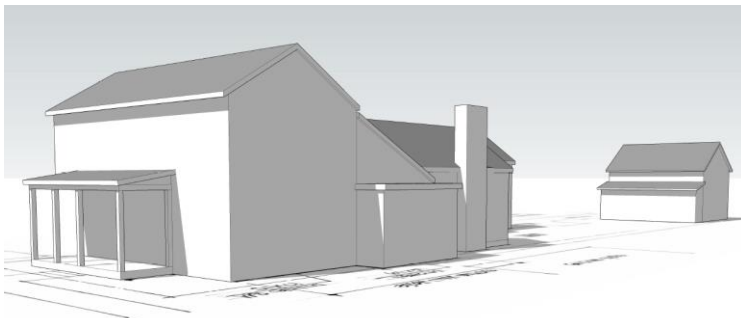
the addition more substantial, in accordance with Guidelines Section 4.12C, where a break or reveal is needed between the two. They also recommend the cricket and the eaves connecting the saltbox and the new addition be lowered to lessen the visual impact on the saltbox. This would be more in accordance with Guidelines Section 4.12H. PDL also notes that the laundry room bump out on the north elevation, adjacent to the attached garage (small offset jog), could be better integrated. Overall, PDL recommends the addition be further simplified in order to remain clearly distinguishable from the original structure, as noted in Guidelines Section 4.12A.



East elevation; existing structure

East Elevation – S. High Street

The east elevation is the front-facing façade of the home, and no changes are proposed. The house is measured at 23 feet, 7 inches in height to the top of the gable. It has brackets and spindles on the front porch, which should remain intact as the most defining feature, as a historical reconstruction, although not necessarily repeated on the new facades, as described in Sections 4.4 A, B, and C and 4.12E of the *Historic Design Guidelines*.



Northeast perspective 9/22



Northeast perspective 11/22

North Elevation – Side Yard

The north side of the property faces Coast Wine and is proposed for an informal garden. The Historic District Code requires review of all hardscape areas with details provided with the MPR to avoid a separate application.

The north elevation shows the addition gable has been changed to parallel the main house. This allows the new chimney to be more integrated into the new elevation. This addition was also shortened by 8' 6" to address visual impact concerns on the site. Unseen on this perspective, but shown on the plan view, is a small jog between the connector from the living space to the garage; this hyphen could be enlarged as previously noted. The height of this addition is one story, although the height compared to the original structure could be lessened.

Materials have been preliminarily identified as matching the original structure. Per Guidelines Sections 4.12E and F, architecture, design, and materials should not be duplicated with additions, but take cues from the existing fabric. A slight change of materials would be beneficial including different siding reveal or a slightly different roof color or distance between seams.

South Elevation – Side Yard

The existing south elevation is on the shared property line with 87 S. High Street. The proposed addition is set back the minimum three feet and five feet for the living spaces to accommodate fire separation requirements. The new living area shows simplified forms, with the gable parallel to the historic structure, an indent between the old and new buildings, and the revised garage architecture as previously described. The garage is now 16' 8" tall to the gable, where it was previously 17' 6". The height of the living space is below the original structure, coming to approximately the top of the saltbox form, although it could be lower and more subordinate to the saltbox. There is a gap between the living space and the garage, which acts as a hyphen and also appears to be used for HVAC; this is an efficient solution which could be expanded as previously noted. The garage could also be treated more like a traditional outbuilding, with a different type of siding.



Southwest perspective 9/22



Southwest perspective 11/22

West Elevation – Mill Lane

The west elevation shows the revised garage and the new living area. On this side, the indoor living area (see elevations) is characterized by two French doors with transoms, presumably leading to the outdoor living space. Window and door choices will be important to consider at the Minor Project in order to maintain proper character for the house. The existing detached garage is unchanged on the exterior at this point, and it is 18 feet high to the gable.

4. Discussion Questions

- 1) Would the Board support the maximum 20 percent Waiver for additional square footage?
- 2) Is the Board supportive of the proposed massing and form and their response to the Guidelines, the original structure, and the feedback in September?
- 3) Does the Board support the further recommendations regarding roof forms, increased hyphen sizes, and materials?
- 4) Any additional considerations from the Board.