

RICHARD TAYLOR

ARCHITECTS

Project Address: 83 S. High Street Dublin, Ohio
Property Owner: Phil and Julie Renaud

ARCHITECT'S STATEMENT

Julie purchased this historic home in 2011. She first used it as her personal residence and completed a number of small remodeling projects on it, including restoring the current front porch. Phil and Julie are currently using the home as rental property but would like to make it their personal residence once again. They're planning to use the existing carriage house as a home office.

The changes they're proposing will make the house more suitable for them and include creating a primary bedroom suite on the first floor; enlarging and relocating the kitchen; adding a family living space; and adding a small laundry and attached single-car garage. We're also proposing to remove a more contemporary non-contributing open porch addition at the rear of the home.

It is important to the Renauds that the character of the original home is kept intact, inside and out. Towards that end we're designing the addition to attach to the house without obscuring the primary masses, using roof shapes and pitches inspired by the existing; and breaking up the massing the new addition to remain subordinate to the main house.

Other changes are proposed on the balance of the site and include removing brick patios at the west and east sides of the existing carriage house; removing a dilapidated pergola attached to the carriage house; and reducing the amount of paved area on the site.

This project was previously heard as an Informal Review in September 2022. We've made several significant changes to the proposal in response to comments from Board members at that meeting:

- Reduced the size of the main building "footprint" from 2,373 sf to 2,188 sf (185 sf)
- Reduced the total lot coverage from 3,718 sf to 3,572 sf ((146 sf)
- Reduced the overall length of the main building from 94' to 85'-6" (8'-6")
- Reoriented the roof over the addition to simplify the roof and to more clearly visually separate the new addition from the existing house
- Redesigned the garage to incorporate the stair on the interior
- Changed the overall proportions of the garage to better reflect the proportions of the original main house (garage is slightly wider)
- Lowered the eaves of the garage, while keeping the overall garage height the same as the previous design

We're also showing more detail in this presentation:

- Existing adjacent buildings shown on site plan
- Exterior views rendered with actual materials, windows, etc.
- Section through the garage, showing how the wider garage is the same height as the previous design, but has lower eaves

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I join the owners in submitting this project for informal consideration. We feel it will be a complementary and welcome addition to Dublin's Historic District. We look forward to discussing this project with the members of the ARB.

The table below shows the proposed preliminary size of the house and development of the property, and compares the September proposal to the current one:

Item	Previous sf	Current sf	
Lot Area	6,465	6,465	
Allowed Development Coverage at 65% of Lot Area	4,202	4,202	
Footprint Area of house, garage, and porches	2,373	2,188	(1,800 allowed)
Footprint of carriage house	444	444	
Total building area	2,817	2,632	(3,000 allowed)
Driveway and walks	901	940	
Total lot coverage area	3,718	3,572	(4,202 allowed)

The project adds to the existing house with the same massing, materials, and features as the existing historic home, and therefore is in keeping with the existing character of the Historic District, in keeping with the requirements of the Historic District Code and Historic District Guidelines, and the Dublin Community Plan.