



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

September 24, 2014

# Minor Project

## 14-092ARB-MPR – BSC Historic Residential District

### Streng Residence – 75 Franklin Street

This is a request to increase the height of an existing attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. This Minor Project Review is proposed in accordance with Zoning Code Sections 153.066(G) and the *Historic Dublin Design Guidelines*.

#### **Date of Application Acceptance**

Monday, September 8, 2014

#### **Date of ART Recommendation**

Thursday, September 18, 2014

#### **Date of Architectural Review Board Determination**

Wednesday, September 24, 2014

#### **Case Manager**

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## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Historic Residential District
<i>Review Type</i>	Minor Project
<i>Development Proposal</i>	Existing Structure
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	75 Franklin Street
<i>Property Owners</i>	Michael and Melanie Streng
<i>Applicant</i>	Heidi Bolyard, Bolyard Studio
<i>Case Managers</i>	Nichole Martin, Planning Assistant   (614) 410-4635   nmartin@dublin.oh.us Jennifer M. Rauch, AICP, Senior Planner   (614) 410-4690   jrauch@dublin.oh.us

### **Historic Context**

The existing one-story, 1,510-square-foot home, was built in 1948. The existing home and attached, front-loaded, three-car garage are finished with white lap siding. The individual home is not listed on the National Register of Historic Places or the Ohio Historic Inventory, but the Franklin Street neighborhood is included on the Ohio Historic Inventory as a whole.

### **Application Contents**

The applicant is proposing to modify the roofline of the existing garage. The proposal includes increasing the height of the garage walls by 1 foot 10 inches and matching the new roof pitch to that of the existing structure. The addition will be finished in a white lap siding to match the existing. The roof will be re-shingled to match the home which was re-shingled in 2012. The gutters will also be replaced to match the existing and the existing garage door will be replaced with a similar white colonial style door. The proposal includes removal of a window and gable vent from the primary structure. A new gable vent will be installed on the west façade of the garage. The proposed overall color scheme includes white for the siding, trim, gutters, gable, and garage doors and garage tones in the shingles.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning**

#### **Minor Project**

*§153.063(B) – Neighborhood Standards – BSC Historic Residential District*

#### *Lot Requirements*

The existing parcel is a 0.38-acre lot with 72 feet of frontage along Franklin Street, which is unchanged with the proposal and meets Code.

### *Building Height*

The existing garage is 11.5 feet tall, with the proposed addition at 17.5 feet, which meets the Code maximum of 35 feet height.

## **Fire, Building Standards**

Fire and Building Standards raised a concern regarding fire egress requirements and the proposed removal of the upper story window on the existing house. The applicant has confirmed the window is not required for fire egress.

## **Engineering, Police, Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Minor Project Review Criteria**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following proposed responses:

#### **(c) Meets Applicable Zoning Regulations**

*Met.* The proposal is consistent with the Zoning Code requirements for lot area and width, setbacks and lot coverage all of which remain unchanged with this application. The proposed increase in garage height meets Code.

#### **(d) Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**

*Met.* The ingress/egress to Franklin Street is unchanged.

#### **(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

*Met.* The proposed modifications to the home will continue the residential character of the BSC Historic Residential District.

### **Architectural Review Board Criteria**

The Administrative Review Team has reviewed this application based on the review criteria for Architectural Review Board, which include the following proposed responses:

#### **General Development Standards**

##### **(1) Character and Materials Compatible with Context**

*Met.* The proposed materials are consistent with the existing structure and the general character of Franklin Street, a post WWII development.

(2) Recognition and Respect of Historical or Acquired Significance

*Met.* The proposed materials and architectural features are cohesive with the existing structure and design elements of the period.

(3) Compatible with Relevant Design Characteristics

*Met.* The architectural modifications are compatible with the existing structure in scale and design. The proposed materials are a consistent color and style to the existing structure. Furthermore, the proposal is consistent with the design character of Franklin Street.

(4) Appropriate Massing and Building Form

*Met.* The garage will remain shorter than the primary structure and is side loaded in the rear, which is consistent with the residential homes on Franklin Street. Attention to matching rooflines and retaining architectural features like the gable make the building form appropriate.

(5) Appropriate Color Scheme

*Met.* The proposed color scheme: white materials for lap siding, trim, gutters, gable, and garage doors and gray tones for the shingles are appropriate for the era of the structure and consistent with the existing materials.

(6) Complementary Sign Design

(7) Appropriate Landscape Design

(8) Preservation of Archaeological Resources

*Not Applicable.*

**Alteration to Buildings, Structures, and Site Standards**

(1) Reasonable Effort to Minimize Alteration of Buildings and Site

*Met.* Minimal alterations are being made to the existing structure, an increase in height of the roof from 11.5 feet to 17.5 feet, and no alteration are being made to the building foot print or site.

(2) Conformance to Original Distinguishing Character

*Met.* The minimal architectural modifications and like material choices provide a consistent character with the existing structure.

(3) Retention of Historic Building Features and Materials

*Met.* The proposal replaces contributing architectural features like the gable on the West façade.

(4) Alteration Recognizes Historic Integrity and Appropriateness

*Met.* The alterations are consistent with the period of the home and do not mimic another time or try to update the architectural character of the structure.

(5) Recognition and Respect of Historical or Acquired Significance.

*Not Applicable.*

(6) Sensitive Treatment of Distinctive Features

*Met.* The distinctive architectural elements of the period remain intact.

(7) Appropriate Repair or Replacement of Significant Architectural Features

*Met.* The proposed materials are like materials that are consistent with the existing structure. Furthermore, where architectural features like the roofline or gable are altered the replacement is appropriate given the period of the structure.

(8) Sensitive Maintained Historic Building Materials

*Not Applicable.*

**Additions to Existing Buildings, Structure, and Site**

*Not Applicable.*

**PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommend of approval with no conditions.