

Karen Bokor, B.S., M.Arch.
DESIGN CONSULTANT

April 25, 2023

Sarah Holt
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Sarah,

Attached please find my professional review and opinion letter for the project located at 60 Franklin Street in the Historic Dublin District.

If you would like any further information, clarification or analysis please let me know.

Best regards,

Karen

HISTORICAL ANALYSIS AND DESIGN REVIEW:

Property Address: 60 Franklin Street
Dublin, Ohio 43016

Owners: Jeffrey P Bolyard

Applicant: Jeffrey P Bolyard

HISTORICAL ANALYSIS:

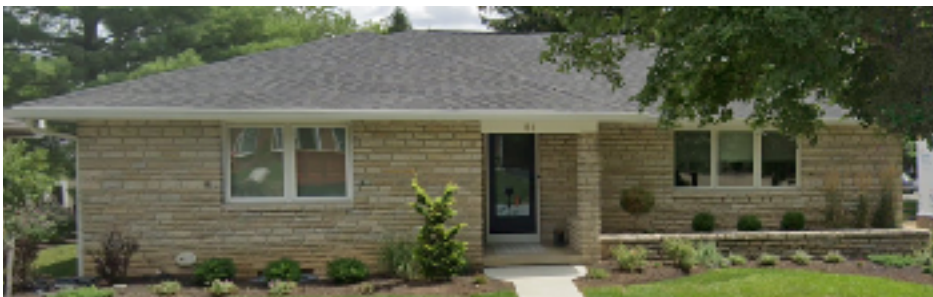
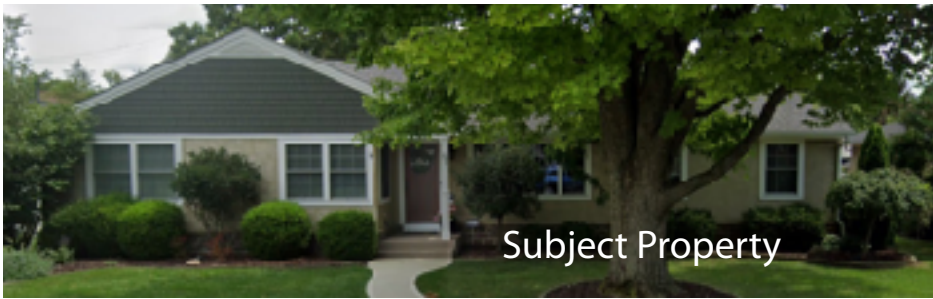
On Franklin Street, in the boundaries of the historic Dublin district, is a wonderful collection of Mid-century modern American architecture. Mid-century modern is a post-World War II design style that was popular from the late 1940s through the late 1960s. It is now highly regarded as an important and significant design style. Mid-century architecture is most common in residential structures and a historical marker of modernism becoming popular in American residential design. Modern in both aesthetics and construction, this style is characterized by simplicity, clean lines, low sloped roofs, large overhang, and honesty of materials such as stone, stucco and wood. A lightness of materials, open floor plans and an abundance of windows create spaces that flow easily, are bright and airy. A focus on functionality is important and drives the architecture.

Rich in midcentury modern homes, this section of Franklin Street has a unique landscape feature of a significant grade change at the rear of these properties. This allows these homes to maintain the modest, simple and clean aesthetic of the front facades while allowing lower level access and 2 story rear structures with very large backyards. The benefit of these unique lots are the ability to maintain an important architectural style while addressing the needs of today's modern family. These very rare and special homes and sites should be preserved and celebrated.

Although a few of these homes have had additions or material updates that predate the design guideline update and are more craftsman-like in character, most of the structures remain true to the original design intent from the front. The back of the homes are all unique and more conducive to a blend of forms, massing and styles.

Below are photos of the homes on this block for reference from north to south of both front and rear facades:

Front facades (north to south):





Rear yards:





DESIGN REVIEW:

The subject property, 60 Franklin Street, proposes two additions to the existing house. Although some of the home has already been renovated to include materials and stylistic choices that are no longer supported by the new Design guidelines, these materials (such as vinyl windows) should be permitted in this case to provide uniformity and consistency. However, the massing, scale and general character of the porch addition should take the form of more mid century modern design elements that are characteristic on the Franklin streetscape. Due to the unusual grade change and large lots the rear elevations can diverge from that aesthetic while maintaining the scale and detailing.

Front Porch addition:

The typical homes on this block have either no porches or porches that are not additive and are carved into the house sharing the roof of the primary structure with a recessed entry. Although the front of this home has already been altered from its original form, there is an opportunity to create a front porch that is more in keeping with Mid-century modern massing and simplicity. Typical Mid-century modern homes do not have additive, or projecting entry ways but rather have carved out or subtractive entrances. Additionally, Mid-century modern porches are traditionally covered by extensions or protrusions of the primary roof with large overhangs.

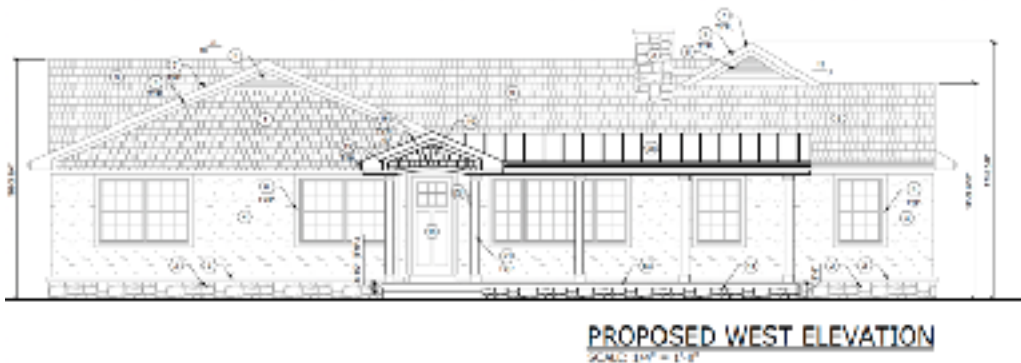
Examples of Mid-century entrances and porches:



Although the home directly to the north has been renovated in more of a craftsman-like aesthetic, the remainder of the east side of the block has a strong Mid-century modern streetscape. The gable pedimented portico (below) of the proposed porch addition in the subject property creates a street presence that is out of character with the existing original homes on the street. It disrupts the linear and streamlined eave line of the front facade. Programmatically the same space could be achieved by removing the portico from the design and putting a simple flat or low sloped roof over the front porch extended to the end of the facade with simple square posts.



EXISTING ELEVATION



Rear addition:

The bathroom addition at the rear of the structure is appropriately massed and detailed to match the rear elevation. It is appropriately stepped in from the existing footprint to provide a relief from a long facade and a shadow line that will help visually break down the massing. Although it would involve shifting some interior bathroom elements and interrupt some symmetries on the interior, it would be beneficial to add additional window(s) to the bath on the side elevations. Additionally, all overhangs, eaves, gutters, siding, etc... should match the existing.

The proposed front porch addition to the subject property at 60 Franklin Street is not in keeping with the spirit of the Historic District guidelines. Further design exploration should be done.

CONCLUSIONS AND RECOMMENDATIONS:

This application for the addition of a front porch to the existing structure is **not** appropriate and does not adhere to the following code and design Principle of Historic Dublin:

Rehabilitating and preserving existing contributing structures and maintaining the historic character.

This application for the addition to the rear of the existing structure is appropriate and adheres to the following code and design Principles of Historic Dublin:

Using material and construction details that compliment and are compatible with the existing structure(s).

Maintaining the street edge and rear access.

This opinion letter serves as a positive recommendation for the rear bathroom addition (with conditions) and a recommendation that the front porch and new portico be redesigned :

- All details, including overhangs, materials, eaves, etc... should match existing
- Consideration of the addition of windows to the side elevations in the rear addition.

Respectfully submitted,

Karen Bokor, B.S, M.Arch

Design Consultant