

Parcel 273-000123 **Address** 60 Franklin St **OHI** N/A

Year Built: 1957	Map No: 128	Photo No: 1976-1978 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Ranch	Foundation: Faux stone	Wall Type: Frame
Roof Type: Cross gable/asphalt shingle	Exterior Wall: Stucco/Faux stone/ Wood shingles	Symmetry: No
Stories: 1	Front Bays: 6	Side Bays: 2
Porch: Recessed corner porch on southwest corner of façade gable	Chimney: 1, Interior, off ridge near north side of house	Windows: Double-hung replacements with faux muntins

Description: The one-and-one-half-story Ranch-style house has a cross-gable roof sheathed in asphalt shingles. The exterior is clad in stucco with faux stone sheathing the foundation, and wood shingles utilized in the gable ends. The front door is sheltered within a recessed porch on the southwest corner of the façade gable. Windows are double-hung replacements with six-over-six faux muntins.

Setting: The property is located on the east side of Franklin Street. The lawn is shaded by mature trees and floral foundation plantings encircle the house.

Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: N
 Workmanship: N Feeling: Y Association: Y

Integrity Notes: The house has fair integrity, diminished by replacement materials.

Historical Significance: The property is within the boundaries of the City of Dublin’s local Historic Dublin district. The Franklin Street neighborhood, with this property as a contributing resource, is recommended for inclusion within the recommended Dublin High Street Historic District, boundary increase. Relevant eligibility criteria are Criterion A, for mid-century residential growth in the village of Dublin, and Criterion C, for its architectural character.

District: Yes Local Historic Dublin district **Contributing Status:** Recommended contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



60 Franklin St, looking east



60 Franklin St, looking southeast



BOARD ORDER

Architectural Review Board

Wednesday, February 26, 2020 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**2. 60 Franklin Street
20-016MPR**

Minor Project Review

Proposal: A 675-square-foot building addition to an existing residence. The 0.36-acre site is zoned Bridge Street District Historic Residential.

Location: East of Franklin Street, ±475 feet south of the intersection with West Bridge Street.

Request: Review and approval of the Minor Project under the provisions of Zoning Code Sections 153.066, 153.074, and the *Historic Dublin Design Guidelines*.

Applicant: Jeffrey Bolyard

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/20-016

MOTION: Mr. Alexander moved, Mr. Kownacki seconded, to approve a Minor Project with two conditions:

- 1) That the applicant modify the windows on the south elevation to select the applicant’s proposed Option B, subject to staff approval; and
- 2) That the applicant modify the windows on the east elevation to select the applicant’s proposed Option C with the middle window divided into two separate windows, subject to staff approval.

VOTE: 4 – 0

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

Chase J. Ridge, AICP Candidate, Planner I



~~The Board indicated that item also has been changed per previous Board direction, so no further changes would be requested.~~

~~Mr. Dyas requested clarification regarding extension of the stone watertable over the bumpout. Ms. Bolyard noted that the bumpout was intended to appear as a small addition to the structure. Mr. Alexander stated that he believes it does add relief/contrast to the wall, and the design has already been simplified significantly.~~

~~Mr. Dyas requested clarification regarding the requested kitchen sink window. Because this is the south elevation facing the trees, would the Board permit the shorter kitchen window? Ms. Bolyard noted that if the window were to extend lower, it would not be an operable window. The Board had no further objections to the shorter kitchen sink window.~~

~~Mr. Alexander moved, Mr. Kownacki seconded a motion to table the Minor Project Review.
Vote: Ms. Bryan, yes; Ms. Kramb, yes; Mr. Kownacki, yes; Mr. Alexander, yes.
[Motion carried 4-0]~~

2. 60 Franklin Street, 20-016MPR, Minor Project Review

Ms. Bryan stated that this is a proposal for a building addition to an existing residence. The site is east of Franklin Street, ±475 feet south of the intersection with West Bridge Street and zoned Bridge Street District Historic Residential.

Staff Presentation

Mr. Ridge stated that this is a request for review and approval of a Minor Project Review (MPR) to allow for the construction of a 683-square-foot building addition to an existing residential home located within Historic Dublin. The site is located east of Franklin Street, approximately 475 feet south of the intersection with West Bridge Street. The .35-acre parcel has approximately 70 feet of frontage along Franklin Street, with the rear of the property adjacent to Mill Lane. Franklin Street is unique in that the lots are deeper than typical in the Historic District. This lot has a depth of approximately 215 feet. For context, the cemetery is located to the west and the Chamber of Commerce is located to the southeast. The site contains a single-story residential building built in 1957, which is to be preserved. A family room addition is proposed to the rear of the home, above the existing two-car garage. There will be no change in lot coverage, which is approximately 31 percent; 50 percent is permitted. In order to accommodate the addition, the applicant is proposing to remove the existing patio built on top of the garage, as well as the staircase on the south side of the patio. The applicant is proposing a new staircase and covered porch along the north side of the addition, replacing the existing staircase that leads from the porch to the backyard. Overall, the site is to remain largely unchanged. An addition with a cross-gabled roof that ties into the gabled roofline of the existing structure is proposed. The existing gabled roof has a 6:12 pitch, while the proposed pitch of the addition is a 7 and 3/8:12 pitch, allowing for taller ceilings in the addition and a clean connection to the existing roofline. The resulting roof height is approximately 28 inches higher than the existing lower roof ridge, and five inches higher than the existing upper roof ridge, allowing the upper and lower roof ridges to terminate cleanly into the roof of the addition. A portion of the new roof is visible from on the front façade, and is finished with a Dutch gable with a triangular, white vent to match the existing structure. The proposed roofing material,

a dimensional asphalt shingle in a Driftwood color, will match the existing roof. The addition will be finished in a Downing Sand stucco to match the existing home. The stucco on the two-car garage will be replaced with a manufactured stone veneer in Bucktown Limestone with a gray grout to match the existing stone cladding on the home. The gable end on the east-facing portion of the addition will contain cedar shingles in a Roycroft Bronze Green color to match the existing cedar shingles on the front façade of the home. In addition to new windows, the applicant is proposing to reuse and relocate several windows with this application. The existing Jeld-Wen double-hung, white vinyl windows will be relocated from the existing structure to the new areas of the home as indicated on the elevations. On the south elevation, the applicant is proposing two small clerestory windows below the soffit. These are inconsistent with the rest of the windows on the addition, and do little to break up the long wall created by the addition; therefore, staff recommends that the two windows match the third window proposed on the south elevation of the addition, as outlined in the consultant memo. Staff also has concerns with the arched top transom windows on the east elevation of the addition as the home does not presently contain arched architectural features, but rather angular architectural features. Because these windows are inconsistent with any other window or architectural element on the home, staff is recommending that they be revised to standard dimension windows, as used elsewhere on the building and as outlined in the consultant's memo. Per staff's request, the consultant conducted a window analysis and four options were proposed; the fourth option is the consultant's preference. The project was reviewed against all applicable criteria, and staff recommends approval with two conditions.

Applicant Presentation

Jeff Bolyard, 60 Franklin Street, Dublin stated that he is the owner and the applicant. One of staff's recommendations would create a line of sight issue, which they are attempting to resolve with the neighbor to the south; that neighbor, Mr. Szuter, is present tonight. He does not understand why the two proposed clerestory windows would not be permitted. Clerestory windows are common in downtown Dublin. If not permitted, he would request approval of Option B, which is similar to staff's recommendation, except it does not put two windows awkwardly side by side and permits them to address the line of sight issue with the neighbor. A greater issue is the window on the rear elevation of the home, which faces Mill Lane, the alley running behind the properties. The residents on this street essentially live in their backyards. Front-yard property lines are very shallow and will become more so with the anticipated sidewalk construction, so the desire is to have a good rear view. He has proposed a picture window in the middle to provide the desired view, which matches the window on the front elevation of the home. Staff has recommended a split window. The issue is the arch. In his opinion, the arch is more aesthetically pleasing. There are also two interior arch design elements in the home with which they are attempting to tie in the window arch. Staff's recommendation does not work, because the home is designed to be a cove structure with a flat ceiling. There will not be a clear pitch to the peak. The arch design provides ability to have a contour that matches the ceiling. He referred the Board to an inspirational photo depicting two storage closets in the arched space with a bench between.

Mr. Alexander stated that is different from what is drawn. When the windows are subdivided, the scale is changed. The consultant had pointed out two issues. One is the arch, which is not an architectural characteristic in Dublin; the other is the scale – the massive window on that facade. The consultant recommends more continuity with the existing windows. The recommendations suggest making the opening more vertical. Instead of dividing the middle window into two with a

5.5-inch strip of trim, there could be a much narrower division. Then, it would be viewed as four windows across the elevation, as opposed to one massive window with a smaller window on each side. Regarding the transoms – in the earlier proposal, nearly all were attached to another window. Because the windows were joined together in the middle, similar to his suggestion, they are viewed more as one.

Mr. Bolyard stated he could consider that on the south façade, if the Board would support his Option B for two windows, not three.

Mr. Kownacki responded that he would have no objection to Option B.

Ms. Kramb responded that she has no objection if the windows are full length and match the existing windows on that elevation.

Mr. Bolyard referred to the other page of options/variations. He would consider both Options B and C. In his opinion, staff's suggestion to move from one to three windows would be too high. The options he has suggested have only two in the middle section.

Ms. Bryan inquired about Mr. Alexander's suggestion to revise the large window to make it appear to be two windows.

Mr. Bolyard responded that, on the north elevation is the proposed relocation of two, double-hung windows. He would probably move those to this elevation, instead. On the north elevation, he could use a picture window or a double-hung window.

Ms. Kramb stated that in the drawings, the center section has one large picture window. Two double-hung windows, side by side, would match the rest of the house.

Mr. Bolyard stated that the placement would be single, double-hung; double double-hung; single, double-hung.

Mr. Alexander inquired if one of the factors is the intent to relocate and utilize existing windows.

Mr. Bolyard responded affirmatively. Three double-hung windows, one double double-hung window and a French door are being relocated.

Mr. Alexander stated that his suggestion was to divide either Option C or D in that manner – one, two, one. Instead of having a gap between them, however, they would be placed together.

Mr. Bolyard noted that there would be a divided top section, as well.

Ms. Kramb stated that they should be paired, similar to the paired windows on the east elevation. She has no objection to Option C. She did not like Option B, preferring rectangular windows to arched or angled.

Ms. Bryan stated that the Board is recommending modification of the windows on the south façade to Option B, and on the east façade -- Option C with the large window divided into two sections.

Public Comment

Alan Szuter, 80 Franklin Street, Dublin, stated that he lives 10 feet to the south of the proposed addition. He and Mr. Bolyard have discussed the south elevation, which is 15 feet south of the sunroom in their home, which has windows on all sides, including the north façade. He appreciates Mr. Bolyard's attempts to lay out the proposed addition in a manner to avoid direct sight lines. The homes are very close in this neighborhood. He does not believe that factor has been part of the Board's consideration.

Ms. Bryan inquired if he would have any objection to the window placements.
Mr. Szuter responded that if Mr. Bolyard is satisfied, he would have no objection.

Ms. Kramb stated that the Board would have no objection to Option B, removing the one window that would create the most difficulty on that elevation.

Board Discussion

Ms. Kramb inquired if the existing basement windows, particularly those in the garage, would be retained.

Mr. Bolyard responded affirmatively.

Ms. Kramb stated that if the intent is to place stone cladding over the existing concrete blocks, the existing windows in the block walls will sit back further. How would they be trimmed?

Mr. Bolyard stated that some of that depth is due to the stucco, which can be reduced, and the stone veneer is not thick. He is confident he will be able to address the wrapping need satisfactorily. The same situation existed with the basement windows in the concrete block when the previous stone veneer was installed.

Ms. Kramb inquired if the windows were single-pane, framed.

Mr. Bolyard responded that they are white vinyl solid windows.

Mr. Alexander noted that to answer these questions, it would have been helpful to be provided a wall section. The Board has been generous in viewing projects that are not full construction, permit ready drawings. The depth difference between the stucco and the cultured stone applied to the block will create an offset. The trim application can address it, but the drawings, which are needed to secure a permit, would have been helpful for the Board's review.

Ms. Kramb noted that the newer vinyl windows would provide more leeway; they will be easier to trim out adequately. She has no objection if they match the existing windows with the similar application.

Mr. Alexander moved, Mr. Kownacki seconded to approve the Minor Project Review with the following two conditions:

- 1) The applicant modify the windows on the south elevation to select the applicant's proposed Option B, subject to staff approval.
- 2) The applicant modify the windows on the east elevation to select the applicant's proposed Option C with the middle window divided into two separate windows, subject to staff approval.

Vote: Ms. Kramb, yes; Ms. Bryan, yes; Mr. Alexander, yes; Mr. Kownacki, yes.
[Motion carried 4-0.]

~~3. 185 South Riverview Street, 20-005MPR, Minor Project Review~~

~~Ms. Bryan stated that this is a proposal for the construction of a new, one-and-a-half-story, 2,900 square-foot residence with an 800-square-foot detached garage and associated site improvements. The site is located on the west side of S. Riverview Street, ±400 feet north of the intersection with Short Street and zoned Bridge Street District Historic Residential.~~



CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JUNE 24, 2009

The Architectural Review Board took the following action at this meeting:

**2. Bolyard Residence
08-024 ARB**

**60 Franklin Street
Site Modification**

Proposal: Site modifications to the rear of an existing single-family residence, including the construction of retaining walls and steps within the Historic District. The site is located on the east side of Franklin Street, approximately 500 feet south of Bridge Street.

Request: Review and approval of the proposal under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Jeffrey P. Bolyard, Owner
Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect
Contact Information: (614) 410-4650, emartin@dublin.oh.us

MOTION: William Souders made the motion, seconded by Denise Franz King, to approve this proposal because it meets the *Historic Dublin Design Guidelines* and increases the useable outdoor living space to the rear of the residence.


VOTE: 4 - 0.

RESULT: This application was approved.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Absent
Carl Karrer	Yes
Denise Franz King	Yes

STAFF CERTIFICATION


Eugenia M Martin, ASLA
Landscape Architect

Tom Currie seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Karrer, Mr. Souders, yes; and Ms. King, yes. (Motion approved 4 – 0.)

**2. Bolyard Residence
08-024 ARB**

**60 Franklin Street
Site Modification**

Eugenia Martin presented this request for review and approval of site improvements and associated building materials to construct retaining walls and steps at the rear of an existing single-family home. She said this application was first heard at the April 23, 2008 Board meeting. She said at that time, Planning had recommended that the applicant use stone in lieu of the proposed wood for the retaining walls. Ms. Martin said during that discussion, the Board recommended the applicant explore site grading options that would eliminate the need for the retaining walls. She said the applicant requested a tabling to explore these options, due to the discussions. Ms. Martin said subsequently, the applicant has determined that the use of retaining walls, steps, and associated site grading was necessary. She said there was a misunderstanding by the applicant on case procedure and did not know that the case would have to come before the Board since stone was recommended in lieu of the previously approved wood. Ms. Martin said therefore, the stone wall, steps and site grading have been completed. Ms. Martin said tonight is the finalization of the process so that the case may be closed with a vote.

Ms. Martin said the 0.38-acre site is located on the east side of Franklin Street, south of the intersection with Sells Alley. She said West Bridge Street is located to the north of the site, the Scioto River to the east, and Dublin Cemetery is located to the west. She said the 72-foot by 215-foot lot contains a single-story, ranch-style house built in 1960 and a one-car garage located to the rear that is accessed from Mill Lane. Ms. Martin said the rear of the site slopes down four feet to the east before leveling out. She said there is an existing patio above the garage with steps down to the north side to an existing at-grade concrete patio that is to remain. She said an existing stone retaining wall extends one-third of the way along the north side of the driveway. She presented a plan showing the retaining walls that are part of this application.

Ms. Martin said the modifications include two, 20-inch high stone retaining walls and two sets of stone steps located within the areas highlighted on the plan. She said the existing 200-square-foot at grade patio is incorporated into the upper tier. She said the lower tier will contain grass and planting beds. Ms. Martin said the existing stone retaining wall on the driveway is to remain and the lower retaining wall is to tie into it.

Ms. Martin explained that the building material for the retaining walls and steps is stone that has been reclaimed on the site and is compatible with the color of the stone on the house. She said the *Historic Dublin Design Guidelines* encourages building materials from their time, and Code states that non-plant materials shall be of a type associated with the era in which the structure was originally built. Ms. Martin said stone walls are consistent with the overall architectural character of the area and meets the intent of the *Guidelines* as well as provide an architectural continuity. She said it was Planning's opinion that intent of the *Historic Dublin Design Guidelines* has been met by the proposed application and recommends approval of this request with no conditions. Ms. Martin said the applicant/owner, Jeffrey Bolyard was present for any questions.

Motion and Vote

William Souders made the motion, seconded by Denise Franz King, to approve this proposal because it meets the *Historic Dublin Design Guidelines* and increases the useable outdoor living space to the rear of the residence. The vote was as follows: Mr. Karrer, yes; Mr. Currie, yes; Ms. King, yes; yes; and Mr. Souders, yes. (Approved 4 – 0.)

**3. Architectural Review Board - Rules and Regulations Administrative Request
04-078ADM**

Eugenia Martin presented this Administrative Request to begin discussion on the Architectural Review Board Rules and Regulations. She said a vote was not being requested at this time. She said the Planning and Zoning Commission (PZC) had recently approved an update to their Rules and Regulations, and Planning was trying to create more consistency between the Boards and Commissions on the Rules and Regulations. She said the PZC Rules and Regulations are modeled for more seasoned members, and so this Board may use their discretion to modify their Rules and Regulations as they see fit. Ms. Martin pointed out that a strikethrough version had been included in the Planning Report, and a lot of the items that seemed to be removed had instead been reworded a little differently, and some things had been removed because they had been incorporated into the new section of Code discussed at the last Board meeting.

Denise Franz King said she thought it made a great deal of sense. She pointed out that as an applicant, there is a somewhat awkward moment when you are asked to be sworn in and are wondering when your chance is to be heard as part of the meeting. She said she was not sure the best way to address that, but she thought one way was to just introduce the applicant before the meeting, but then not everybody would have the same information. She suggested that maybe when an applicant is sworn in they could identify themselves and the name of their case so that the connection could be made on who was in the room, and what they were here for. Ms. King said she did not know that it needed to be recognized in the Rules and Regulations, but that there could be some sort of introduction of the applicants.

Tom Currie said he thought the Board could spend a couple of minutes going over what is going to happen at the meeting and then ask applicants to introduce themselves and what property they were associated with so that the Board knows from the beginning who is who and the applicants know what is going to happen.

William Souders said that could be added to the general procedures at the beginning.

Jennifer Rauch said that was included in the original Rules and Regulations under Meeting Procedures, but it was made a little more vague in the clean version under Section A. She said that Planning would be happy to add those things back in if that was what the Board wanted to do.

Mr. Souders asked who struck out and added sections to the document.

Ms. Martin reiterated that Planning was trying to have more consistency between the Rules and Regulations across all the Boards and Commissions meaning the Board of Zoning Appeals (BZA), the Architectural Review Board (ARB), and the Planning and Zoning Commission, and so they took what the PZC had approved to be forward to City Council and incorporated it into this document. She said it can be added back.



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

APRIL 23, 2008

The Architectural Review Board took the following action at this meeting:

2. Bolyard Residence
08-024ARB

60 Franklin Street
Site Modification

Proposal: Site modifications to the rear of an existing single-family residence, including the construction of retaining walls and steps within the Historic District. The site is located on the east side of Franklin Street, approximately 500 feet south of Bridge Street.

Request: Review and approval of the proposal under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Jeffrey P. Bolyard, Owner.

Planning Contact: Eugenia M. Martin, ASLA, Landscape Architect.

Contact Information: (614) 410-4650, emartin@dublin.oh.us.

MOTION: Thomas Holton made a motion, seconded by William Souders to table this application.

VOTE: 5 - 0.

RESULT: The Board members did not support the use of the proposed pressure treated wood for the retaining walls and steps. This application was tabled as requested by the applicant, Jeffrey P. Bolyard.

RECORDED VOTES:

Thomas Holton Yes
Clayton Bryan Yes
William Souders Yes
Linda Kick Yes
Tom Currie Yes

Eugenia M. Martin
Eugenia M. Martin, AS^T A
Landscape Architect

08-024ARB
Architectural Review Board
Site Modification
60 Franklin Street

Mr. Bryan swore in those who wished to speak in regards to the cases on the Agenda.

**1. What's the Point?
08-025ARB**

**126 S. High Street
Sign**

David Stromberg, Planning Assistant, presented the Planning Report for this request for review and approval of a six-square-foot ground sign for a business located in the Historic District. In Planning's opinion, this proposal meets the intent of the *Historic Dublin Design Guidelines* and Zoning Code. The sign uses appropriate historic materials, colors, font styles, and continues the pedestrian scale of the Historic District. Planning recommends approval of this application the three conditions listed in the Planning Report.

Mr. Currie confirmed that the landscaping had already been installed, but not inspected yet.

Tom Holton confirmed that the existing post color was black.

Motion and Vote – Mr. Souders made the motion and Mr. Holton seconded, to approve this sign application with three conditions:

- 1) That the two proposed paint colors be matte or flat finish;
- 2) That a sign permit be obtained prior to installation; and
- 3) That landscaping material be installed subject to staff approval.

Lynn Long, the applicant, agreed to the three conditions, after she was sworn-in by Mr. Bryan.

The vote was as follows: Mr. Bryan, yes; Mr. Souders, yes; Ms. Kick, yes; Mr. Holton, yes; and Mr. Currie, yes. (Approved 5 – 0)

**2. Bolyard Residence
08-024ARB**

**60 Franklin Street
Site Modification**

Mr. and Mrs. Jeffrey Bolyard, the applicants, were sworn in at the beginning of the meeting. Eugenia Martin presented the Planning Report for this request for review and approval of proposed site improvements and associated building materials to construct two, 21-inch high wood board-on-board style retaining walls and two sets of typical wood deck steps at the rear of an existing single-family ranch-style residence constructed in 1960. She pointed out that pressure treated wood was new in the 1960s, and thus wood retaining walls were not common. She said stone walls were more consistent with the overall architecture and historical character of the area. Ms. Martin said Planning recommends approval with one condition:

- 1) That the proposed pressure treated wood be replaced with stone for the retaining wall and steps to better coordinate with the existing building materials.

Ms. Bolyard presented a sample of the proposed pressure treated wood material. She pointed out that the *Guidelines* did not specify what materials should be used for a retaining wall. She added that they plan to install landscaping that will hang over and in front of the retaining walls and were concerned about spending money for a stone retaining wall when it will not be visible.

08-024ARB
Architectural Review Board
Site Modification
60 Franklin Street

Clayton. Bryan asked how many lineal feet of retaining wall were being proposed.

Mr. Bolyard replied that the proposed retaining wall was approximately 85 feet long.

Mr. Bryan indicated that he was leery of Wolmanized materials because he had seen them split apart and rot when the cut ends are exposed to moisture, which then becomes a maintenance issue.

Ms. Bolyard said the pressure treated wood material was not the normal grade; it was a marine grade which had additional weather resistance.

Ms. Martin pointed out that any type or grade of pressure treated wood when it is cut would expose the ends and to keep it truly weather resistant, any exposed ends need to be resealed.

Mr. Holton inquired if stone material had been considered.

Ms. Bolyard replied that they considered stone, but it was cost prohibitive and the pressure treated wood costs less. She reiterated that the walls will not be seen due to the landscaping, and to invest on a stone wall seemed to be a waste of money.

Mr. Souders asked about the curve of the proposed retaining wall shown on the plans.

Mr. Bolyard indicated that was an initial layout using stone.

Mr. Souders agreed with Planning's recommendation for the stone to be used. He suggested alternate solution to avoid expense three or four feet of the horizontal with a 30 percent slope could be used with the right kind of planting to hold the slope and still do the terracing, but with plantings in the transition. Mr. Souders indicated he would not accept wood in this scenario, even if it was less expensive.

Ms. Martin pointed out that Mr. Souders' alternative was a typical landscape treatment in the 1950s and 1960s. She gave Grandview and Bexley as examples that had that type of treatments.

Mr. Souders pointed out that the cross section elevation showed a grade higher than the existing wall, so the wall would have to be brought up, or the slope would need cut.

Mr. Bolyard said they were stepping it down to the existing stone wall.

Ms. Martin pointed out that turf steps could not be used, but grass or plant material could be used instead.

Mr. Holton suggested that the proposed alternative might be a significant cost saving because a wall will not be needed. Ms. Kick and Mr. Souders agreed.

Ms. Bolyard said they did not want to use the stone material, and requested a tabling in order to consider the alternative Board suggestion. Mr. Gunderman pointed out that if any type of wall structure was removed from the project, then the ARB action would not be needed.

Mr. Gunderman suggested another alternative was if the applicants did not want to revise their proposal, to a different wall type, they could withdraw their application.

Motion and Vote Mr. Holton made a motion to table this application for site modifications as requested by the applicant. Mr. Souders seconded the motion. The vote was as follows: Mr. Bryan, yes; Mr. Souders, yes; Ms. Kick, yes; Mr. Holton, yes; and Mr. Currie, yes. (Tabled 5 – 0)

Ms. Bolyard thanked the Board for the suggestion.



CITY OF DUBLIN.

Land Use and
Long Range Planning
5000 Shire Hills Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

August 29, 2007

The Architectural Review Board took the following action at this meeting:

**3. Bolyard Residence
07-079ARB**

**60 Franklin Street
Exterior Modifications**

Proposal: Exterior modifications to an existing ranch-style residence, located on the east side of Franklin Street, approximately 300 feet south of the intersection with Sells Alley.

Request Review and approval of exterior modifications under the provisions of the *Historic Dublin Guidelines*.

Applicant: Jeffrey Bolyard, Owner.

Planning Contact: Joanne M. Ochal, Planner

Contact Information: (614) 410-4683, jochal@dublin.oh.us

MOTION: William Souders made a motion, seconded by Linda Kick, to approve this application because this application meets the strategies of the *Historic Dublin Guidelines* and Code, the building modifications are compatible with the Historic District and will provide a suitable and consistent appearance with the other buildings in the District, with one condition:

- 1) That the stone water course from the east elevation be removed, and the garage be finished with a smoother textured stucco finish than what was approved for the main building.

* Jeffrey and Heidi Bolyard agreed to the above condition.

VOTE: 4 - 0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Absent
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION


Joanne M. Ochal, Planner 08-024ARB

Architectural Review Board
Site Modification
60 Franklin Street

to vote on the application to relocate and this historic structure to the proposed site and reposition the structure as suggested.

Mr. Holton confirmed that they want no plaque, but they strongly encourage that the City place information on the kiosk on the other side of the parking lot with the other park information because that would be a natural place for people to go look and it would be in keeping with the minimum signage. He said later, if people are asking constantly what the structure is and where it did come from, they can determine if there needs to be a sign.

Mr. Holton said that the two major things suggested by the Board were the site change and roof material.

Mr. Currie said to preserve the architectural character of the structure; it needed a chimney on both buildings.

Mr. Holton suggested a condition that a chimney be added in the future. He said the Board wanted two chimneys to preserve the architectural character of the structure.

Ms. Karagory agreed to the conditions as listed below.

Motion and Vote

Ms. Kick made the motion to approve this application with the following three conditions:

- 1) That the alignment of the buildings follow the tree line, rather than the pavement;
- 2) That the roof material be similar to that on the 109 South High Street building; and
- 3) That chimneys be added to both structures when funding permits.

Mr. Souders seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Holton, yes; Mr. Souders, yes; and Ms. Kick, yes. (Approved 4 – 0.)

3. Bolyard Residence 07-079ARB

60 Franklin Street Exterior Modifications

Joanne Ochal presented this request for review and approval of exterior building modifications. She said that the site located on the east side of Franklin Street and Mill Lane was adjacent to the rear of the site. She said the site is .035-acres and contains a 1,692-square-foot single-family ranch built in 1957. Ms. Ochal said the garage is accessed to the rear off Mill Lane.

Ms. Ochal said the applicant is proposing to remove the existing wood siding and stone water table. She said any damage from the removal of trim will be replaced and painted to match the existing trim. She presented slides of the elevations and said the applicant is proposing to install Sage Green cedar shingles on the existing gable and stucco as the main building material. She said a stone water table will be added to the lower level of the stucco. She said Planning recommends that the stone base be added to all sides of the garage although no stone exists now on the north or south elevations to finish the elevation. Ms. Ochal presented samples of the proposed Buck stone limestone to be used with gray grout.

Ms. Ochal said the proposed heavy stucco finish which is relevant to the period when the house

used on the front of the gable be painted white to match the trim of the house. She presented a colored rendering provided by the applicant.

Ms. Ochal said the applicant is also requesting that the garage improvements be approved. She said the existing rubber roof was applied to the top of the garage and four different colored tiles were added to create a patio. She presented samples of the existing colored patio tiles. She said a new wood and iron railing were added to enclose the deck. Ms. Ochal said the railing is a custom color and there are black aluminum balusters.

Ms. Ochal said in Planning's opinion, this proposal complies with the *Historic Dublin Design Guidelines* and they recommend approval with the following two conditions as listed in the Planning Report

Jeff Bolyard, the applicant and homeowner said they chose green shingles because they wanted to add color to the dark, gray colored house.

Mr. Holton asked why the Bolyards did not proposed a water table on the south and north sides of the garage.

Mr. Bolyard said one of the reasons they wanted to stop the stone was because of the look from the rear elevation and the approach of the garage. He said because the garage is accessed off Mill Lane, they wanted a stone/stucco finish on the garage entrance. Therefore, he said that meant the stucco on east elevation of the garage face would then wrap so there is not a stone/stucco corner. He said the sill cap would tie right into the elevation of the patio and would be a good stopping point. He said that was why it would stop at the edge of the house line.

Ms. Bolyard said the proposed landscaping would conceal all the stucco. She said it would tie in much better than if they had to bring the stone across the side of the garage and then stop it at the back and do the stucco to get the appearance of the rear of the house at the garage level.

Mr. Holton confirmed that the stone water table would be below grade, and there would be stucco covering the rest of the structure, wrapping around on both sides, but neither side of the garage would have any of the stone and the stone water table would pick up on the sides of the house.

Ms. Ochal said the stone has not been approved to allow the water wicking underneath of it. She said they needed to submit documentation. She said the Building Department has not approved this stone to be installed at grade level, so the stone will be required to be four inches above grade.

Mr. Souders asked if the existing four-inch surface was painted.

Mr. Bolyard said the manufacturer had indicated the stone is commonly installed at grade installation. He said the recommendation for at grade installation is to have the first row or two at grade sealed, however that cannot be done on the stucco. He said they would clean and paint the foundation the same color as the stucco.

Mr. Souders said the applicants would have to work out with the City Building Official whether

needs to continue on all elevations. He said it did not make sense material-wise to do what is proposed. He suggested that the entire garage needed to be stone and the existing fascia board could be left, adding another board on top so that it is beyond the face of the stone. Mr. Souders said he would support taking the stone all the way around the garage, but he could not support putting any stucco on the garage.

Ms. Ochal said there is only one style of stone that the Building Department had documentation for that was approved for application at grade. Mr. Holton said if the similar stone were approved, it could be installed right to grade.

Mr. Souders said the stone would look funny not going to grade because it was not natural to have stone cantilevered off the ground.

Mr. Bolyard said he would get something in writing from the manufacturer of the stone he proposed. He said their website talked about sealing at-grade installations of the stone.

Mr. Holton said on the north and south elevations, especially by the garage, are where it should be as close to grade as possible to avoid maintenance issues.

Mr. Bolyard reiterated that the east and west elevations are fully flower beds and shrubs.

Mr. Holton understood, but said they would be putting stucco beyond it with a four inch gap. He asked if it would be painted with stucco above it. Mr. Bolyard agreed.

Ms. Ochal said the only stone approved by the Building Department to be used at grade was Eldorado manufactured stone. She said a legacy report was needed, which was a required testing that had to be done to the stone, to be on file with the Building Department.

Mr. Bolyard said Stonecraft said to refer to the Eldorado specifications and that it was basically the same manufacturer under a different name.

Mr. Holton said the Board could proceed with this stone, and if a report is found that meets Building's satisfaction about the wicking issue, they could proceed with this stone.

Ms. Kick said she agreed with Mr. Souders. She said she thought because the stone was below grade, especially because the grade comes so close too on each side, that having the stone on the entire facing of the garage to her, would look more appropriate because of the grade of the ground as well. She said the entire garage looks almost all under grade.

Mr. Currie said the comment about making this look like the front changed his mind and he said he would probably go with the stone. He said he had a problem with the stone above the garage door because it was not typical.

Mr. Bolyard said putting the three inch manufactured stone on the face over the garage door required an iron sill added for safety purposes and to prevent settling.

Mr. Holton concluded that the general sense of the Board was that stucco did not seem to be appropriate or is not appropriate because it is more of an up above grade treatment. However, he

08-024ARB asked if there something for a below grade treatment, short of stone, that could be suggested that

would not be as costly and suitable for something as highly textured as concrete block that would cover it well. Mr. Souders suggested stucco.

Ms. Bolyard suggested another option would be to leave it as concrete block and to clean and paint it the same color as the stucco.

Mr. Souders commented that the applicants had gone out of their way to use a material that most people would not have selected to make this a nice, attractive home.

Mr. Holton confirmed that the Board members had no objections to the white and stucco on the house.

Mr. Holton said one of the Board's concerns was because of the wicking problem, that it would be incomplete because of the four-inch barrier, but with the landscaping issue, that would not be a problem because it was always hidden. He said the same with the stone. Mr. Holton said the stucco could work on the wrap of the garage, if the Board agrees that the stucco on the back from the east elevation would look okay.

Mr. Souders said the garage stucco should be slightly smoother so that the garage becomes a secondary element. Mr. Holton said he thought that would be a reasonable compromise.

Mr. Souders said he thought if they put the coach lights on the garage and painted or stained the garage door, it would be very attractive without that little bit of stone. He suggested if stone was wanted, there be something done with the retaining wall instead. He said he was fine with all the colors proposed.

Ms. Ochal reviewed the conditions. She said the Board wanted to eliminate Condition 1 and reword it to be "That the stone from the east elevation garage be removed and replaced with stucco, and that the stucco be a smoother type to show off a secondary feature so that it is not so prominent." She said the south and north elevations already has stucco, so the stucco is just going to be continued on the east elevation, remove that stone, and then add a stucco texture that will be a lighter textured stucco, probably like the sample provided. Ms. Ochal said if the Board chooses to keep the Sage Green color on the gables, Condition 2 can be eliminated, leaving one condition, removing the stone on the east elevation of the garage, and replacing it with stucco with the stipulation that the stucco is a smoother texture than the main stucco on the house.

Mr. and Mrs. Bolyard agreed to the condition listed below.

Vote and Motion:

William Souders made a motion, seconded by Linda Kick, to approve this application because this application meets the strategies of the *Historic Dublin Guidelines* and Code, the building modifications are compatible with the Historic District and will provide a suitable and consistent appearance with the other buildings in the District, with one condition:

- 1) That the stone water course from the east elevation be removed, and the garage be finished with a smoother textured stucco finish than what was approved for the main building.

Ms. Kick seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Holton, yes; Ms. Kick, yes; and Mr. Souders, yes. (Approved 4 – 0.)

Communications:

~~Mr. Holton asked for an update on the Historic Market Assessment Study. Mr. Gunderman said there was a presentation at the last City Council meeting. He said the basic report was available on Dublin's website.~~

~~Abby Scott said a final presentation was given to City Council incorporating all the comments received when there was a public meeting with ARB and the Historic District residents. She said City Council requested that an additional meeting be scheduled to present everything to the Historic Business District and residents, and then those comments be collected and returned to City Council. Ms. Scott said another meeting will be scheduled during the first two weeks of October.~~

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Libby Farley
Libby Farley
Administrative Assistant