

Bolyard Residence
Jeffrey P. & Brooke N. Bolyard
60 Franklin Street
Dublin, OH 43017

Project: Proposed master bathroom/basement addition.

Project Location: 60 Franklin Street, Dublin, OH 43017

Project History, Narrative, & Design Review:

The subject property at 60 Franklin Street in Historic Dublin is located in the “HD-HR: Historic District - Historic Residential District” and is an example of a 1950’s ranch home. Most of the ranch homes on Franklin Street have hipped roofs with wider eaves, however the subject property is gabled on all 4 sides with standard eaves. The home has seen a number of modifications to its exterior, including in 2007 when the ARB approved a proposal to replace the original wood siding with stucco as the primary exterior material, as well as adding manufactured stone base, wood cedar shingles in the gable ends, and white double-hung vinyl windows with faux muntins. The existing home is a blend of historic forms with more contemporary aesthetics. In 2020, the ARB approved a proposal to add a family room addition over the garage, matching all existing materials, and providing a seamless addition to the property.

The current proposal for the bathroom addition is not intended to be a large-scale building addition requiring a break and a separate subordinate structure. It is subordinate in size and scale, but the small single room addition is intended to be a seamless extension of the current home with materials consistent with those identified in 4.1.C of the guidelines and complementary to the district. Per Dublin Historic Guideline 4.12 Building Additions, Section F, the materials for additions do not need to match those of the original structure, however the homeowners prefer that they do match. The addition follows the Dublin Historic Guidelines by being located at the rear of the home, it is inset from the existing northeast corner of the house to comply with side setback requirements and per the Guidelines, the roofline has zero impact to the front elevation, and the height of the addition is below the original building.

Nature of the Project(s):

Master Bathroom/Basement Addition:

We propose to add on to the rear of the home by creating a master bathroom on the main level with additional basement space below for multipurpose use, seamlessly integrating the exterior façade into the current home. The rear elevation will be enhanced architecturally with the addition of a 2nd gabled element matching the roof pitch of the 2020 family room addition project located above the garage.

The existing single-story ranch home consists of concrete block basement walls with stick frame wood main structure wrapped in a combination of stucco, manufactured stone, and cedar shingles. The existing master bedroom on-suite bathroom will eventually be converted into a master closet. The new master bathroom suite addition will be a wood frame structure and wood trusses built on a new concrete block basement foundation. The outside dimensions are proposed to be 18’-8” long and 15’-4” wide, adding 286 sq.ft. to the existing home. The proposed expansion is located at the rear of

the home with North, East, and South exposures with the primary East façade facing Mill Lane.

The existing master bedroom's North facing double-hung vinyl window will remain while the East facing double-hung vinyl window will be removed. The addition will receive new double-hung vinyl windows matching those used throughout the rest of the home and a new aluminum clad wood door for direct access to the patio. The existing combination of stucco, manufactured stone, and cedar shingles on the main body of the current home will be extended to the new portion of the home, matching the existing manufacturers and colors. These materials were approved by the ARB in 2007 and 2020 and all materials are still available today. The existing roof was replaced in 2016 and also used on our 2020 addition. The same Certainteed Landmark Driftwood dimensional shingle will be used for the addition.

The exterior materials renovation approved and completed in 2007 gave the existing 1950's ranch home the character that was desired, similar to the renovation and new construction projects taking place in the Dublin historic district. The 2020 family room addition project provided the desired interior livable space. The proposed master bathroom project creates a true master suite and is an extension of those same materials. The proposed addition to the single-story ranch home is designed at a size and scale appropriate for the neighborhood.

Variance Request: Windows

Historic district code section 153.174(D)(1) states that windows shall be wood, metal-clad wood, or vinyl-clad wood. The proposed addition project has only (2) windows on the main floor and (3) basement sliders. The proposed Jeld-Wen double hung, insulated, Low-E, Energy Star white vinyl windows are an identical match to the existing 23 windows on the main floor and 7 basement windows already used on the home and approved by the Dublin ARB in 2007 and 2020. The request is to have the new windows match the existing windows.

Variance Request: Roof Pitch

Rear Addition: Historic district code section 153.174(B)(4)(c)(1) requires roof slopes to be not less than 6:12 pitch. We are in compliance with that code requirement and are proposing a 7:12 pitch to match the existing rear gable family room. The ARB may determine what pitch is architecturally appropriate since the property is a ranch home with the majority of the roof being a low sloped 5:12 roof pitch, which is less than the required 6:12 minimum. It is the homeowners request to have the addition on the rear of the home match the 2020 addition to the rear of the home with a 7:12 roof pitch. Anything other than a matching 7:12 roof pitch would be architecturally inappropriate.

Variance Request: Material – gable vent

Historic district code section 153.174(B)(7) requires an architecturally appropriate element on street facing gable ends. The proposed addition is in compliance with that code requirement by proposing a gable vent. This request is for approval of a synthetic façade material, being the Fypon polyurethane vent product. This is the same product proposed for use on the property and approved by the Dublin ARB in 2007 and 2020 for previous renovation projects and used in 5 locations on all four directional exposures of the home. The request is to have a matching gable vent product.

Variance Request: Material – trim boards

Historic district code section 153.174(J)(1)(b), Façade materials, states “other high quality synthetic materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.” This request is for approval of a synthetic façade material being Azek trim boards and railing post wraps. Azek Exteriors trim and moulding products have been used successfully all over the country, no matter the climate. They are 100% protected from water exposure and absorption and carry a lifetime limited warranty to stand the test of time. The request is to use Azek for the window trim and post wraps to match the same existing product already used on the home.

Variance Request: Material – stair treads

Stair step material is not specifically addressed in the code, however the Owner is submitting a variance request because a synthetic material is being proposed. This request is being made under “Façade materials” as part of Historic district code section 153.174(J)(1)(b) as well as Historic District Guidelines section 4.12.F for building addition materials. This request is for approval of a synthetic stair tread material being TimberTech’s Advanced PVC composite deck board. TimberTech decking products are used throughout Dublin’s historic district and their Advanced PVC line is their best, top of the line product. The product has a lifetime limited warranty and the decking/stair tread board has a real wood aesthetic that carries an industry leading 50-year fade & stain warranty that will stand the test of time. The Harvest Collection “Kona Brown” color is a perfect compliment to the Stonecraft heritage bucktown manufactured limestone façade. The request is to use TimberTech stair treads that match the same existing product already used on the home’s other stair to their back patio from their family room.