

PLANNING REPORT

Architectural Review Board

Wednesday, August 27, 2025

85 Franklin Street 25-071MPR

www.dublinohiousa.gov/arb/25-071

Case Summary

Location	85 Franklin Street
Proposal	Request for review and approval of construction of new front porch addition and separate rear shed structure for a residence on a .38-acre site.
Request	Review and approval for Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176.
Zoning	HD-HR, Historic Residential District
Planning Recommendations	<u>Disapproval</u> of porch addition <u>Approval</u> of shed
Next Steps	Upon approval of the Minor Project Review, the applicant may apply for building permits through Building Standards.
Applicant	Heidi Bolyard, Simplified Living
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us



Community Planning and Development



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Site Location Map

25-071MPR - 85 Franklin Street



Site Features

- 1 Houses are consistently set back +/- 60 feet from Street (orange line)

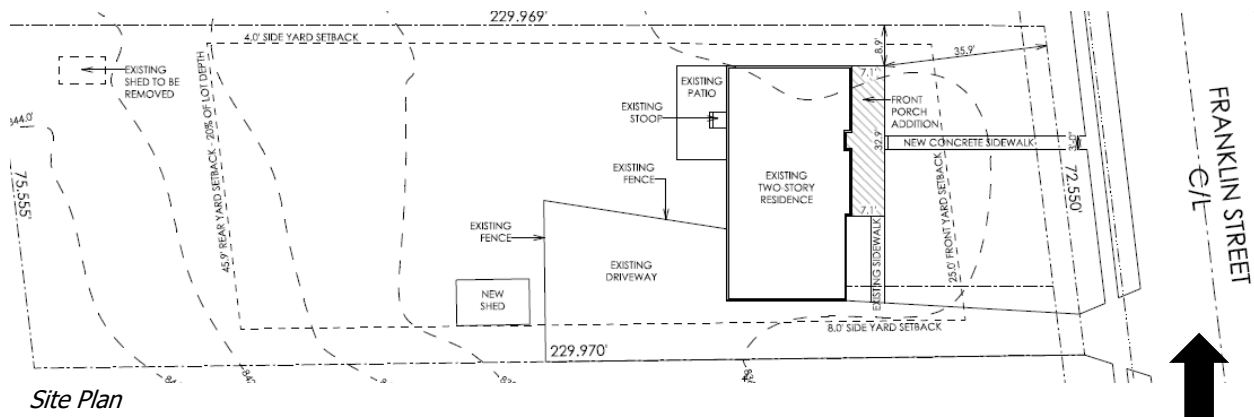


1. Request and Process

Request

The applicant seeks approval for construction of a front porch addition and new rear shed at an existing Background structure. The applicant's goals are stated as:

- Approval of a 238.5 SF covered porch addition at the front of the home
- Replacement of an existing shed
- Window and door removal and replacement, with related siding replacement, which will be reviewed administratively (AA) per Code § 153.176(M)(2)(o).



Process

This project comes to the Board for the porch and shed approvals as an MPR, which accommodates residential additions. The Community Plan, Code Section 153.176(I)(1), and *Historic Design Guidelines* apply. Since the existing shed is below the threshold size for a building permit, no formal Demolition review is required.

2. Background

Site Summary

The .38-acre site contains a Background Colonial Revival house built in 1971. It has details typical of the style, including a broken pediment front door and dentil frieze details. The site is located on the west side of Franklin Street, approximately 72' south of the Dublin Community Church property. A driveway and parking area exist on the south side of the lot, along with fencing. The existing shed to be replaced is located in the backyard inside the required setbacks.

3. Zoning Code and Guidelines

Historic District – Historic Residential District (HD-HR)

The intent of the Historic Residential District per Code is to "encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District".

Historic Design Guidelines

The Guidelines were updated in late 2023 to provide greater clarity on the treatment of Background structures. After public meetings, Board work sessions, consultant input and District office hours, it was determined that reviews pertaining to Background resources should

focus on the fundamental issues of site design, height, massing, form, and fenestration: in this specific case consistent building distance from the street. This concept is emphasized throughout the Guidelines in numerous chapters. Furthermore, the Guidelines emphasize that additions should not be applied to the front of buildings, and that Background buildings may have additions to the side or rear. This particular neighborhood is made up of Background buildings and was the “test case” for the creation of this language. This is the first Background case brought to the Board after the adoption of these Guidelines, so precedent is a concern.

4. Project

Site Layout

The lot is 16,553 SF, which is consistent with the size of neighboring lots. The building distance from the street is also uniform as shown on the Site Location Map. A 7.1 foot-deep porch is shown across the majority of the front façade, inset approximately 18” on each side. A 10’ x 16’ shed is shown along the southern portion of the property, proposed to take the place of an existing deteriorated shed, which is currently located within required setbacks.

Code Table 153.173A governs allowed lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. Per lot size and improvement placement, all criteria are met.

Lot Coverage/ Footprint/ Height	<i>Permitted by Code</i>	<i>Shown</i>	<i>Waiver Required</i>
<i>Lot Coverage</i>	7,448 SF	3,946 SF	no
<i>Building Footprint</i>	4,138 SF (45%)	1,735 SF (10.5%)	no
<i>Height</i>	24’	Unaffected	no

Setbacks	<i>Permitted by Code</i>	<i>Shown</i>	<i>Waiver Required</i>
<i>Front</i>	25’	35.9’	no
<i>Side</i>	4’ min, total 12’	>8.9’	no
<i>Rear</i>	20% lot depth, Not to exceed 50’	Unchanged and adequate	no

Front Porch Addition

Franklin Street is the only neighborhood within the Historic District that is now entirely made up of Background buildings. Here, the Board and City Council confirmed that site design plays a much larger role than architectural details per the revised Guidelines. While Franklin Street has a variety of one- and two-story homes, all buildings are equidistant from, and parallel to, the street, allowing large lawns and landscaped areas that create an identifiable, and notable, District neighborhood.

At the pre-submittal meeting, the need to maintain the consistent building line per Guidelines Sections 3.4, 5.0, and 6.0 was discussed. Additionally, Guidelines 4.12 permits Background building additions on either the side or rear: front additions are not supported in the District. The owner stated that they want to have a location to people- and street-watch.

During formal review, staff confirmed the consistent building placement on Franklin Street at +/- 60’ on the west side. While this distance supersedes the architectural details aspect of the

request, staff also noted that the other Franklin Street houses have porches contained within the main roof form, not protruding beyond the main mass of the structure. This speaks to “similar massing...[and] form” per Guidelines Section 3.4. The only exception is 56 Franklin, where a front porch addition was approved prior to the current Code. This property has subsequently served as an example that drove both the current Code and these Guidelines.

Noting that the owners wish to activate the front of the house with the porch, staff presented the following alternatives to consider:

1. A centered porch, substantially/ traditionally inset from the sides of the house, could minimize the addition’s impacts pertaining to Guidelines 4.12B, especially if designed in greater harmony with the existing structure. A stylistically appropriate low roof could be hipped, or flat, to further diminish visual impact. Classically-proportioned, but simplified, columns should be compatible with the Colonial Revival style per Guidelines 5.7A. Column spacing should be less than the height of column.
2. A rear porch would be acceptable per the Guidelines: would require ARB approval.
3. A front, at-grade patio would be acceptable and could be accomplished administratively. Shade trees could be added without any approvals, addressing the comment that front-yard shade trees have been recently lost.



An appropriately-inset portico with proper column placement, Source: HGTV



Front porch as proposed, reads as an addition applied to the majority of the front façade

With this resubmittal the applicant has provided more information for consideration (see attached). Staff and Code both support the concept of a front porch, if added in a way that does not compromise the intent of the Guidelines and can be less of a full-façade addition and more of a front porch appropriate to the house.

In this resubmittal, the applicant shows a porch inset approximately 18" from the main body of the house on each side. Staff notes the following:

- Code 153.171(B)(3) states that Historic Residential development should maintain and promote the traditional residential character of the District.
- Code 153.173(A) states that development standards are to "preserve the historic character of the area, emphasizing traditional development patterns...."
- Code 153.173(E)(2)(b and c) state that building additions are to be subordinate to primary structures and clearly separated from the original structure in design.
- Guidelines Section 4.12B newly allows Background building additions to the rear *or side*, but not the front.
- Further, Guidelines 2.6, Neighborhood Character and 3.4, Application of the Guidelines, Sections 5.0 and 6.0 state that additions within Historic Residential are encouraged to have consistent setbacks as surrounding structures.
- Based on the above, the front porch addition as shown cannot be supported.

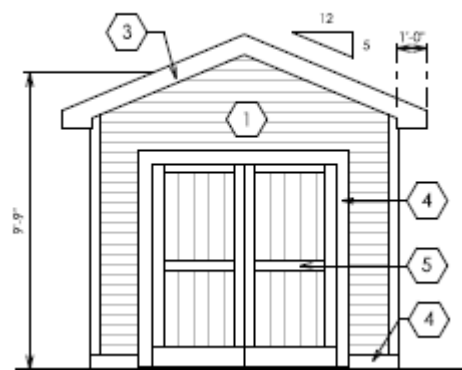
Other items of concern are listed here in case the applicant wishes to consider a new application:

- Entablature details are needed for review.
- Columns should have classical details (i.e. *Get Your House Right, Cusato and Pentreath, page 174*).
- Metal roofing does not exist on the house, so its use on the porch might be reconsidered.
- The indicated front door appears to be a Craftsman style and could be reconsidered for a more appropriate style for the AA.

Shed

Accessory structure requirements are governed by Dublin City Code §153.074. Size is limited to 30% of the footprint of the primary structure and 18' in height. In this case, the proposed structure is 10.5% of the main structure footprint, and the height is 9' 9". All setbacks are met.

Accessory structures are to use design cues from nearby structures, especially the principal building on the site, per Guidelines 5.10B. Forms, roof shape and pitch, and detailing should be similar to nearby structures per Guidelines 5.10C. The shed design is simple, with a gabled roof that meets Code requirements for pitch, and Guidelines goals are met. It is shown with horizontal siding with acceptable reveal. The double doors are appropriate.



Front elevation, shed

Materials and Colors

Porch

- Foundation – Glen Gery thin brick, Aberdeen color. Thin brick has only been approved in low-visibility locations (94 Franklin toward rear of lot)
- Hardie Trim, smooth
- ATAS standing seam metal roof – Dove Grey
- Gutters – 5" ogee, no color indicated

Shed

- Foundation – 4 x 4" pressure treated posts on concrete piers
- Siding – Hardie lap siding, 6.25" reveal, smooth texture
- Roof – GAF Timberline asphalt in Weathered Wood

Paint

- Porch: Cobblestone, Hardie pre-finished (tan)
- Shed: Hardie pre-finished Monterey Taupe (deep tan) for siding and Cobblestone for trim

3. Plan Review

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	<p>Porch Criterion Not Met: The proposed addition is on the front of the house, currently in conflict with both Code and Guidelines for subordinate additions to be placed to the side or rear. The location impacts the consistent building location along the street. There are other options to explore that mitigate these conditions while meeting the goals of the owners.</p> <p>Shed Criterion Met: The shed meets all accessory structure requirements from the Code. The proposed shed meets the Guidelines criteria to take cues from the primary structure.</p>
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	<p>Porch and Shed Not Applicable: There are no associated PDPs or FDPs.</p>
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	<p>Porch Criterion Not Met: The porch request is not consistent with the Code's subordinate addition requirements, based on size and massing. It does not yet meet the Guidelines for Background buildings. With revisions, as described herein, it could well meet these requirements.</p>

- Shed | Criterion Met:** The shed request is consistent with the record established, the report, and the Director's recommendation.
- d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses. **Porch and Shed | Criterion Met:** The land will remain single-family residential, which is permitted by the Code.
- e) The proposed development is consistent with the *Historic Design Guidelines*. **Porch | Criterion Not Met:** The Guidelines have not yet been met or mitigated. There are viable options that could help meet the Guidelines.
- Shed | Criterion Met:** The shed is consistent with the Guidelines based on its design and materials.
- f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole. **Porch | Criterion Not Met:** The porch, as currently shown, functions as a front addition not in keeping with the prioritized character/building location of the neighborhood. There are ways to mitigate impacts that could be explored.
- Shed | Criterion Met:** The shed is consistent with the surrounding neighborhood context, character, and scale and will replace a dilapidated shed that is located beyond setbacks. Staff appreciates the replacement and subsequent compliance.
- g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*. **Porch | Criterion Not Met:** The porch addition is not yet appropriately sited per both the Code and Guidelines as discussed herein.
- Shed | Criterion Met:** The shed is appropriately sited and remedies a previous non-conforming location for a shed.
- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*. **Porch and Shed | Not Applicable:** The Code does not require review of landscaping for residential projects, unless hardscape is greater than three feet tall. No evidence is provided of such a feature.

Recommendations

Planning Recommendations: Disapproval of front porch addition with findings:

- 1) The porch does not meet the intent of the Code §§ 153.171(B)(3) and 153.173(A) where traditional development character and patterns are referenced.
- 2) The porch does not meet the intent of Code §§ 153.173(E)(2)(b and c) where building additions shall be subordinate and secondary to the original building and additions shall be clearly separated from the original structure in design, respectively.
- 3) Guideline 2.6, where additions are to maintain traditional character and consistent building setback, is not met.
- 4) Guideline 3.3, where Background structures are to be compatible with their context, especially building distance from the street, is not met.
- 5) Guideline 4.12B is not met, where Background structures may have additions on the rear or side.
- 6) The applicant has a number of other options to explore to be in greater conformance with both the Code and the Guidelines.

Approval of the shed with no conditions.