PLANNING REPORT

Architectural Review Board

Wednesday, November 18, 2026

130 Franklin St
26-074INF

www.dublinohiousa.gov/arb/26-074

Case Summary

Location	130 Franklin Street; PID 273-000135
Proposal	Construction of a new single-family home on a 0.38-acre lot.
Request	Informal review and feedback.
Zoning	HD-HR, Historic District - Historic Residential District
Planning Recommendations	Consideration of the discussion questions.
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review.
Applicant	Mathew and Allison Robinson April Small, Old World Custom Homes
Case Manager	Rati Singh, Assoc. AIA, Planner II (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

26-074ARB-INF - 130 Franklin St

City of Dublin
OHIO, USA

Site Features

1 Existing perimeter landscaping





1. Request and Process

Request

The applicant is seeking feedback on the proposed construction of a single-family home on a vacant lot. Specifically, the applicant is requesting feedback on the following:

- Massing: Scale, height, footprint, and overall spatial proportion relative to the lot and adjacent surrounding context.
- Architectural Character: Overall design style, roof forms, door and window placement, and visual features.
- Building Materials: Proposed exterior materials, material placement, and transitional details across elevations.



Site Plan

Process

This project comes to the Board because it will require a Minor Project Review (MPR) approval, and the applicant is seeking feedback prior to applying for an MPR.

Project History and Approach

The applicant has worked with City staff since an initial Office Hours in early September. Staff provided preliminary feedback regarding the property's location and surrounding architectural context, and the applicant has submitted revised plans reflecting adjustments made in response to staff's comments. The submitted drawings display both the initial footprint and massing as well as the revised floor plan and building massing to illustrate the evolution of the proposal.

2. Background

Site Summary

The ±0.38-acre site has remained vacant since its creation prior to 1998. Existing natural and built features include two mature trees along the western property line and a small landscape wall at the southeast corner.

The property sits within an established residential neighborhood along Franklin Street characterized primarily by Ranch and Split-Level architectural styles. All houses on Franklin Street are uniquely sited with over-sized front setbacks and the houses oriented parallel to the canted street, rather than the horizontal side streets. Many have separate garages with access off of Mill Lane. Neighboring Ranch-style homes typically feature 1- to 1.5-story profiles, low-pitch gabled or hipped roofs with wide overhanging eaves, while nearby Split-Level and Colonial

homes exhibit 1.5- to 2-story multi-level massing. Common architectural elements throughout the immediate streetscape include symmetrical or asymmetrical façades, attached garages, off-center entryways, and prominent picture windows, reflecting a variety of architectural styles

3. Zoning Code and Guidelines

Historic District – Historic Residential District (HD-HR)

The site is zoned Historic District - Historic Residential (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".

The requirements of Code Tables 153.173A and 153.173B apply for new construction. In addition, Site Development Standards contained in Code §153.173(E), including standards related to the location and scale of structures, are applicable.

Requirement	Franklin Street	Request
Front yard setback	20′	30′
Side yard setbacks	3′/12′ total	±9′ south each side/18′ total
Rear yard setback	20% depth	Approx. 70′ (min required ±42′)
Building Footprint	25%	24.97%
Lot coverage	45%	42.45%
Building height	24′	23.10′

Historic Design Guidelines

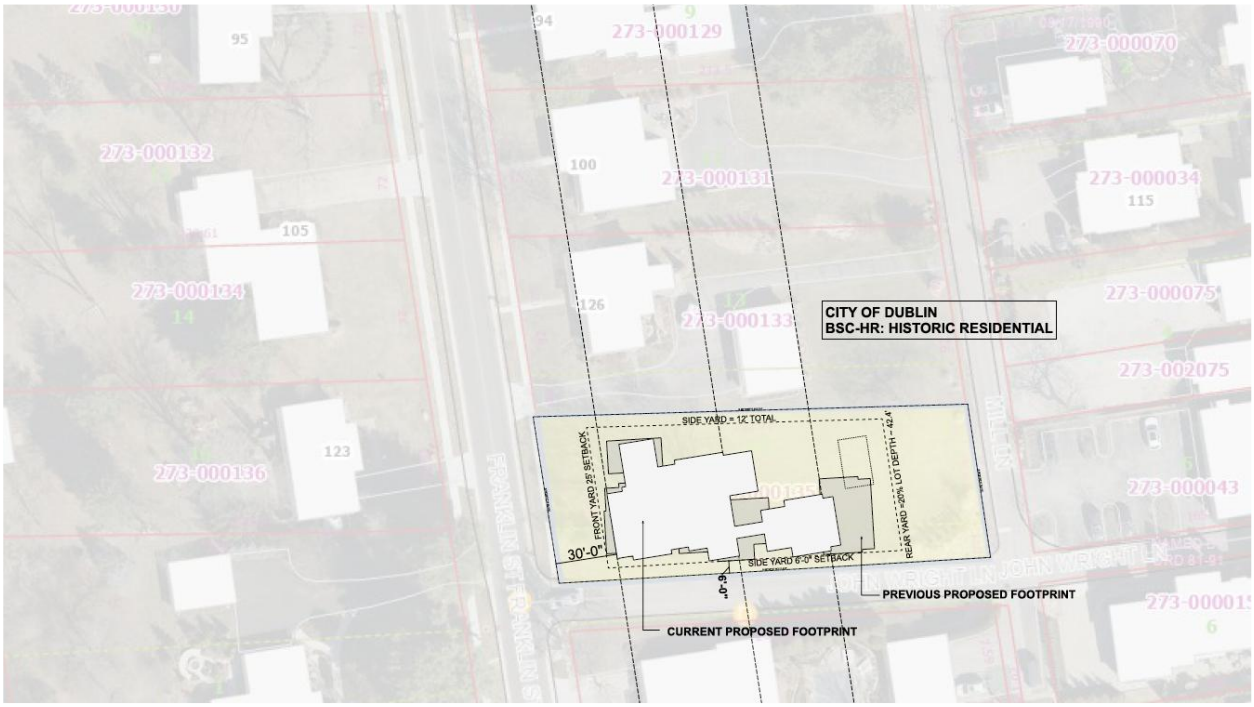
The Guidelines were updated in November 2024 to better address Background resources, including new construction. At that time, Franklin Street was reclassified from having Landmark resources to Background resources. Guidelines Chapter 5 will apply at MPR, emphasizing continuity with the District and compatibility with surrounding development in the fundamental elements of height, massing, setbacks, form, lot coverage, proportion, scale, and roof pitch.

4. Project

Site Layout

The proposed single-family home is centrally located on the lot, oriented toward Franklin Street. Vehicular access is proposed from Mill Lane. The site plan displays both the initial footprint presented to staff and the current proposal, illustrating revisions to the home's placement and configuration.

The proposed design is consistent with the design intent of Section 3.4, which directs proposals adjacent to or across from Background resources to draw design cues from their immediate surroundings with particular attention to height, massing, setbacks, form, and fenestration. The plan also illustrates yard setback lines to show the proposed footprint's relationship to the lot boundaries. A minimum 20′ front yard setback is required along Franklin Street; however, applicant is proposing 30′ to align the existing established front setbacks emphasizing continuity and compatibility. The proposed layout meets the buildings' setbacks, form, and layout of the neighboring properties in response to the Guidelines. The Board is requested to comment on the proposed site layout



Site Plan (showing Preliminary Massing and Newly Proposed Massing)

Building Massing, Scale and Architecture

Front Elevation/West Elevation

The applicant proposes a two-story single-family home along Franklin Street. Facing the street, the front elevation features a 10:12 roof pitch and a subordinate 1.5-story extension to the north, designed to step down the building's scale and align with the height, footprint, and setback alignments of surrounding Ranch and Split-Level homes. The main two-story façade is articulated by three double-hung windows on the upper level. Mid-century design influence is integrated at the main entrance through low horizontal lines and an elongated covered front porch, which breaks up vertical massing and reinforces the neighboring houses' horizontal proportions across the elevation.

Per Guideline Sections 5.5 and 5.6, window patterns, window-to-wall ratios, and overall façade proportions must be proportional to the building façade and reflect the established character of the District. The proposed double-hung windows maintain a consistent vertical rhythm, though



Front/West Elevation

fenestration spacing, window-to-wall ratios, and casing details will continue to be evaluated at the MPR.

The Board is requested to comment on the proposed front massing and overall scale. In contrast to the revised proposal, the original design featured a taller overall profile that did not reflect the Mid-century architectural characteristics of the surrounding neighborhood.

South Elevation

The south elevation faces Mill Lane, exhibiting stepped massing with multiple gables and varied roof forms. While the applicant collaborated with staff to refine this façade, staff maintains concerns regarding its overall visual complexity and material transitions. Guidelines Section 5.2 recommends that infill development should maintain compatibility with surrounding patterns without creating visual clutter. Longer linear footprints exist within the District under prior Code standards and approvals, and staff supports the proposed building depth, yet recommends that wall planes and roof forms here be simplified to reduce visual complexity. The Board is requested to comment on the proposed side massing, roof forms, material application, and overall linear profile.



South Elevation

A detached structure is shown on the far right of the elevation. Staff is supportive of this element, as Franklin Street and Mill Lane feature an established architectural character defined by subordinate accessory structures.

Rear Elevation

The rear elevation faces Mill Lane and incorporates a stepped massing approach intended to break down the overall scale through lower, subordinate building volumes toward the rear of the site.



Rear Elevation

The primary building roof pitch varies from 10:12 down to 6:12, while the detached structure features a matching 10:12 roof pitch. While the massing is stepped, staff notes that the two-story volume of the garage mass still presents a dominant scale along the streetscape. There remains an opportunity to further break down this two-story massing by introducing refined design elements such as material transitions, horizontal trim bands, dormers, or secondary roof planes to better align with the established architectural character of Franklin Street and Mill Lane.

Positioned at the rear, the detached garage frames an internal courtyard to provide private outdoor space while contributing to the established accessory structure pattern along Mill Lane. The proposed placement and scale meet the design intent of Guidelines Section 5.2A, which encourages secondary structures to respect historic lot patterns and site organization. The Board is requested to comment on the proposed rear massing breakdown, two-story garage scale, roof pitch transitions, and courtyard configuration.

Materials

The applicant proposes stone veneer, horizontal lap siding, and board and batten siding. The material application is designed to transition across the building's volumes, starting with stone masonry along the primary front façade, transitioning to horizontal lap siding along the middle 1.5-story masses, and concluding with vertical board and batten siding on the rear elevations and detached structure.

Staff is concerned about material transitions on the main house and recommends a more cohesive material hierarchy. Staff also recommends using horizontal trim bands, stone accents, or lap siding to break up the continuous vertical board-and-batten siding on the two-story rear garage and reduce its perceived height, bulk, and scale along Mill Lane.

The Board is requested to comment on the appropriateness of the proposed material palette, the execution of material transitions across elevations, and the application of board and batten siding on the garage volume.

Utilities

Water and Sanitary Sewer Connections

Water service shall connect to the existing main on the west side of Franklin Street using trenchless jack-and-bore construction beneath the right-of-way; open-cut street installation along Franklin Street is strictly prohibited to minimize disruption. Sanitary sewer service shall connect to the existing main within the rear (east) utility easement. The applicant shall locate the sanitary lateral to ensure it does not run beneath the auxiliary garage or any secondary structures, maintaining unencumbered long-term utility access.

Transportation & Mobility

In alignment with *Envision Dublin* goals to establish continuous pedestrian facilities on both sides of public streets, staff recommends providing a sidewalk along the John Wright Lane frontage matching the width of the Franklin Street sidewalk to facilitate a smooth transition into the historic area. To accommodate this path within the available right-of-way, the tree lawn along John Wright Lane may be narrowed or eliminated. The ultimate design and detailing of the John Wright Lane frontage will need further attention at MPR.

3. Questions for Discussion

1) Does the Board find the site layout meet the expectations of the Guidelines and the character of Franklin Street?
2) Does the Board find the proposed massing and scale along Franklin Street consistent with Code and Guidelines?
3) Does the Board support the massing, roof forms, and overall linear profile along John Wright Lane and the rear elevation as being consistent with Code and Guideline?
4) What are the Board's thoughts on the appropriateness of the proposed material palette and the execution of material transitions across elevations?
5) Other considerations by the Board.