PROJECT NARRATIVE

THE ROBINSON RESIDENCE

Franklin Street and John Wright Lane, Dublin, Ohio
October 2026

Proposed is the preliminary design for our new single-family residence on an approximately 0.38-acre vacant lot located at the intersection of Franklin Street and John Wright Lane, with Mill Lane at the rear of the property. The property is situated within Dublin's Historic Residential District.

The architectural style of the proposed residence is a contemporary interpretation of the traditional "No Academic Style – Vernacular" architecture commonly found throughout Historic Dublin. The home incorporates familiar residential forms, appropriately proportioned gables, traditional rooflines, vertically oriented windows, and complementary exterior materials intended to blend naturally with the surrounding neighborhood.

Particular consideration has been given to the character of Franklin Street and the scale and architectural composition of the neighboring residences. The home's rooflines, gable proportions, and overall building forms have been carefully designed to complement the roof pitches and architectural character of other homes along Franklin Street. The resulting design incorporates balanced roof forms, moderate residential proportions, and a cohesive architectural appearance consistent with the established streetscape.

The primary elevation faces Franklin Street and has been designed to present a traditional residential appearance with three proportionately sized dormers, a clearly defined front entrance, and complementary architectural detailing. The home's overall massing and individual building components have been appropriately sized and arranged to relate to the surrounding residences and maintain a comfortable residential scale.

The John Wright Lane elevation incorporates a coordinated arrangement of gabled roof forms, varied wall planes, and complementary exterior materials. These architectural elements create visual interest while maintaining a consistent and unified appearance. The garage is positioned toward the rear of the property, with access from Mill Lane, allowing the primary street-facing elevations to maintain their residential character.

The proposed exterior materials include natural-appearing stone, traditional horizontal siding, board-and-batten siding, a dark roof, and appropriately proportioned windows and trim. The materials and neutral color palette have been selected to complement one another and reflect the character of surrounding homes, with subtle variations helping to distinguish the individual architectural elements.

We intend this to be our long-term residence and have designed the home with the primary suite and principal living areas located on the first floor. This arrangement reflects our desire to

remain in the home for years to come while balancing our functional needs with careful consideration of the home's scale, proportions, and compatibility with the surrounding neighborhood.

The site plan also incorporates landscaping and planting areas intended to complement the residence, soften its relationship to the surrounding streets, and maintain the established residential character of the neighborhood.

We believe the proposed residence has been thoughtfully designed to respect the architectural character of Franklin Street and Dublin's Historic Residential District and appreciate the guidance provided by City staff and look forward to continuing the review process with the Architectural Review Board.

Respectfully,

Matt and Allyson Robinson