

THE ROBINSON RESIDENCE

V/L FRANKLIN STREET, DUBLIN, OHIO 43017
PARCEL ID: 273-000135-00



OWC of Columbus, LLC
7056 Mears Gate Dr. NW
North Canton, OH 44720 330.494.0228
www.oldworldclassics.com

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CONSTRUCTION

THE ROBINSON RESIDENCE

V/L FRANKLIN STREET
Dublin, OH 43017

SCALE: As Noted
DATE: 10/16/2026



LOT FROM FRANKLIN ST.



BACK CORNER OF LOT



LOT FROM JOHN WRIGHT LANE



THE ROBINSON RESIDENCE

43017 HO, OH
V/L FRANKLIN STREET Dublin, OH

PAGE:

2

SCALE: As Noted

DATE: 10/16/2026 CONTEXTUAL PHOTOGRAPHS

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126 FRANKLIN STREET



140 FRANKLIN STREET



123 & 105 FRANKLIN STREET

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V/L FRANKLIN STREET
43017 HO, Dublin, OH

PAGE:

3

SCALE: As Noted

DATE: 10/16/2026 NEIGHBORING PHOTOGRAPHS

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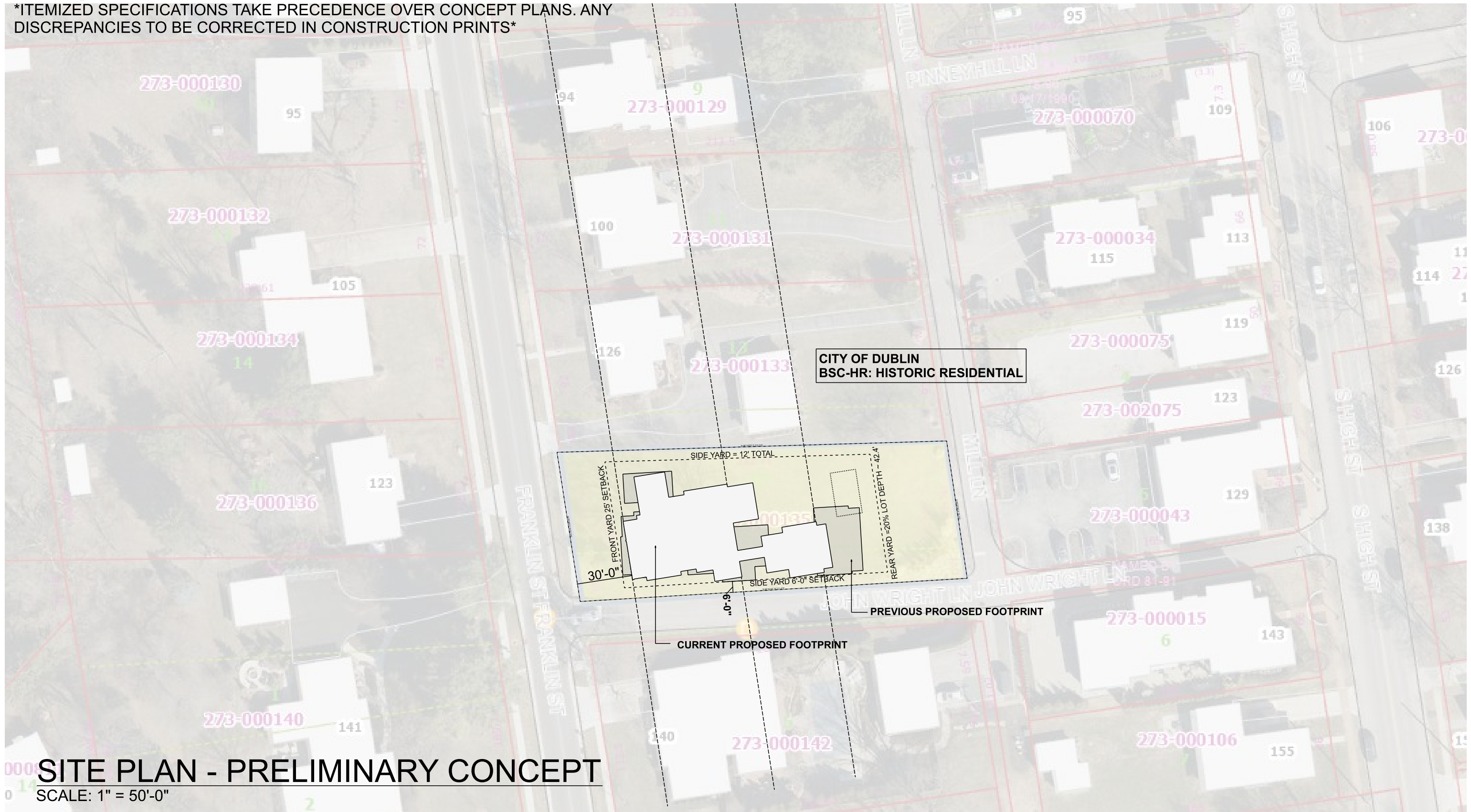
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ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS



SITE PLAN - PRELIMINARY CONCEPT

SCALE: 1" = 50'-0"



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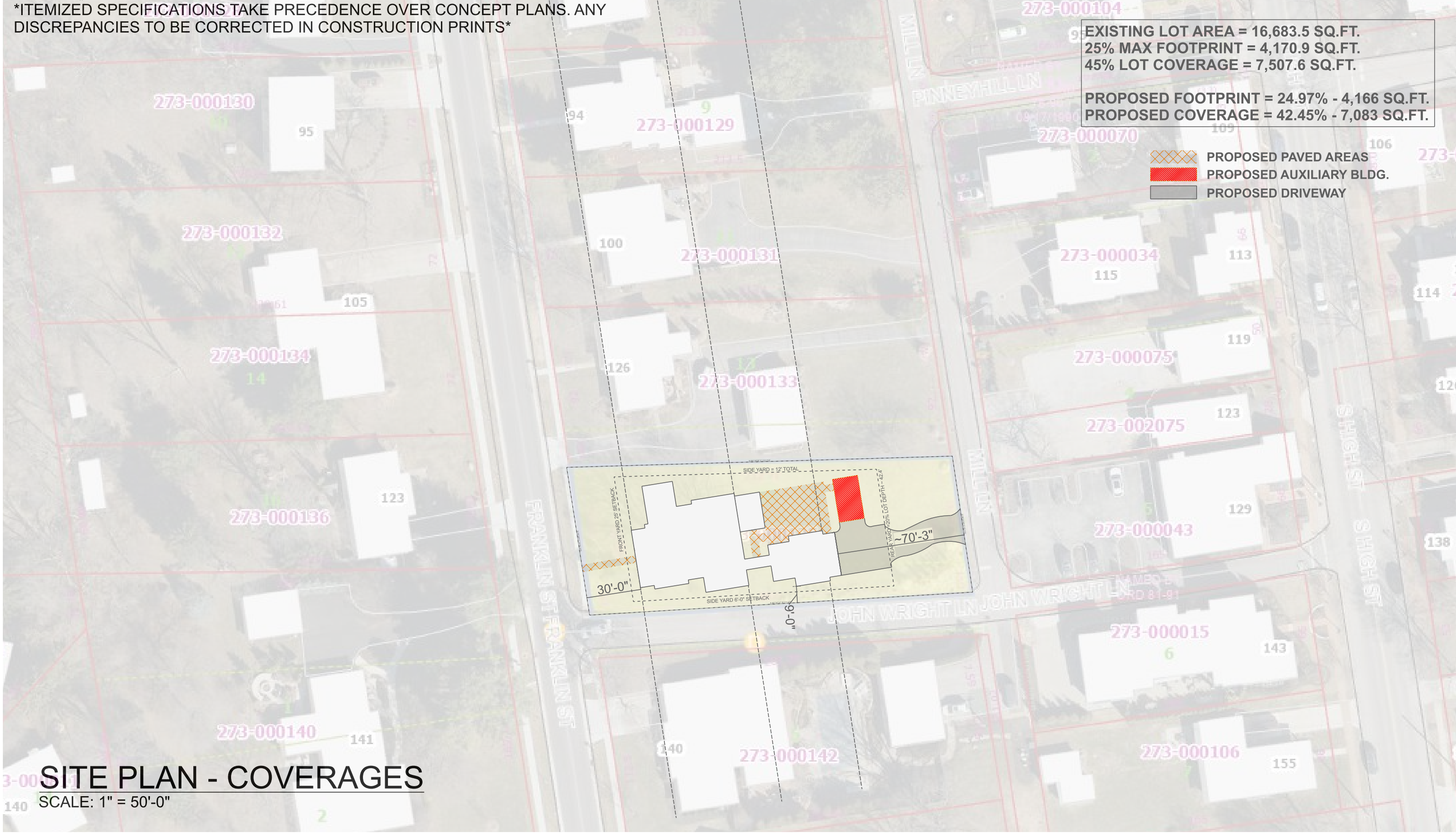
SCALE: 1" = 50'-0"

DATE: 10/16/2026

SITE PLAN - OVERVIEW

PAGE: 4

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SITE PLAN - COVERAGES

SCALE: 1" = 50'-0"



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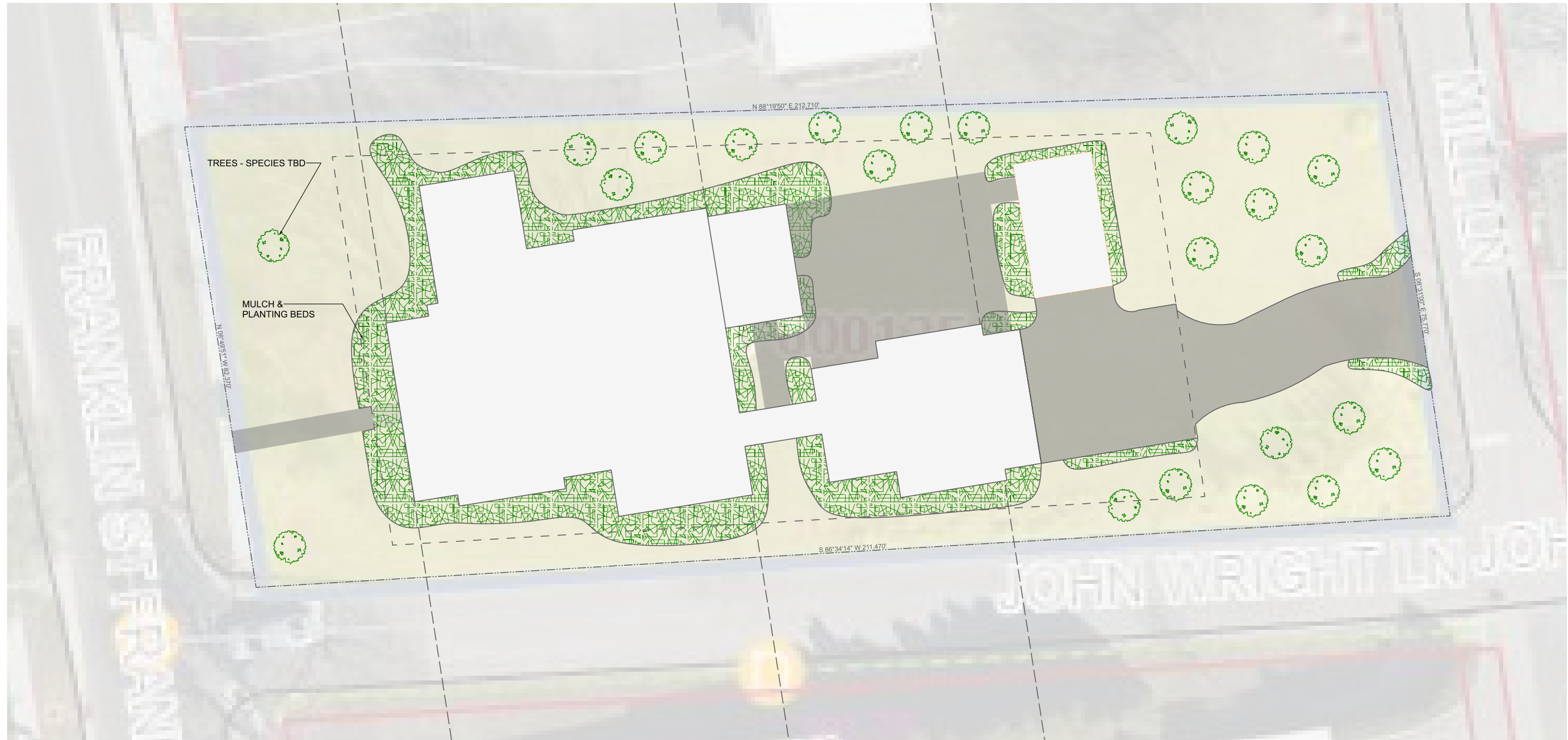
V/L Franklin Street
Dublin, OH 43017

SCALE: 1" = 50'-0"

DATE: 10/16/2026

SITE PLAN

PAGE: 5



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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SCALE: 1" = 20'-0"
DATE: 10/16/2026
CONCEPTUAL LANDSCAPE PLAN
PAGE: **6**



CURRENT PLAN



INITIAL PLAN

FRONT ELEVATION - FACING FRANKLIN ST.
SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"
DATE: 10/16/2026
BEFORE & AFTER FRANKLIN
PAGE: **7**



CURRENT PLAN

RIGHT ELEVATION - FACING JOHN WRIGHT LANE

SCALE: 1" = 10'-0"



INITIAL PLAN

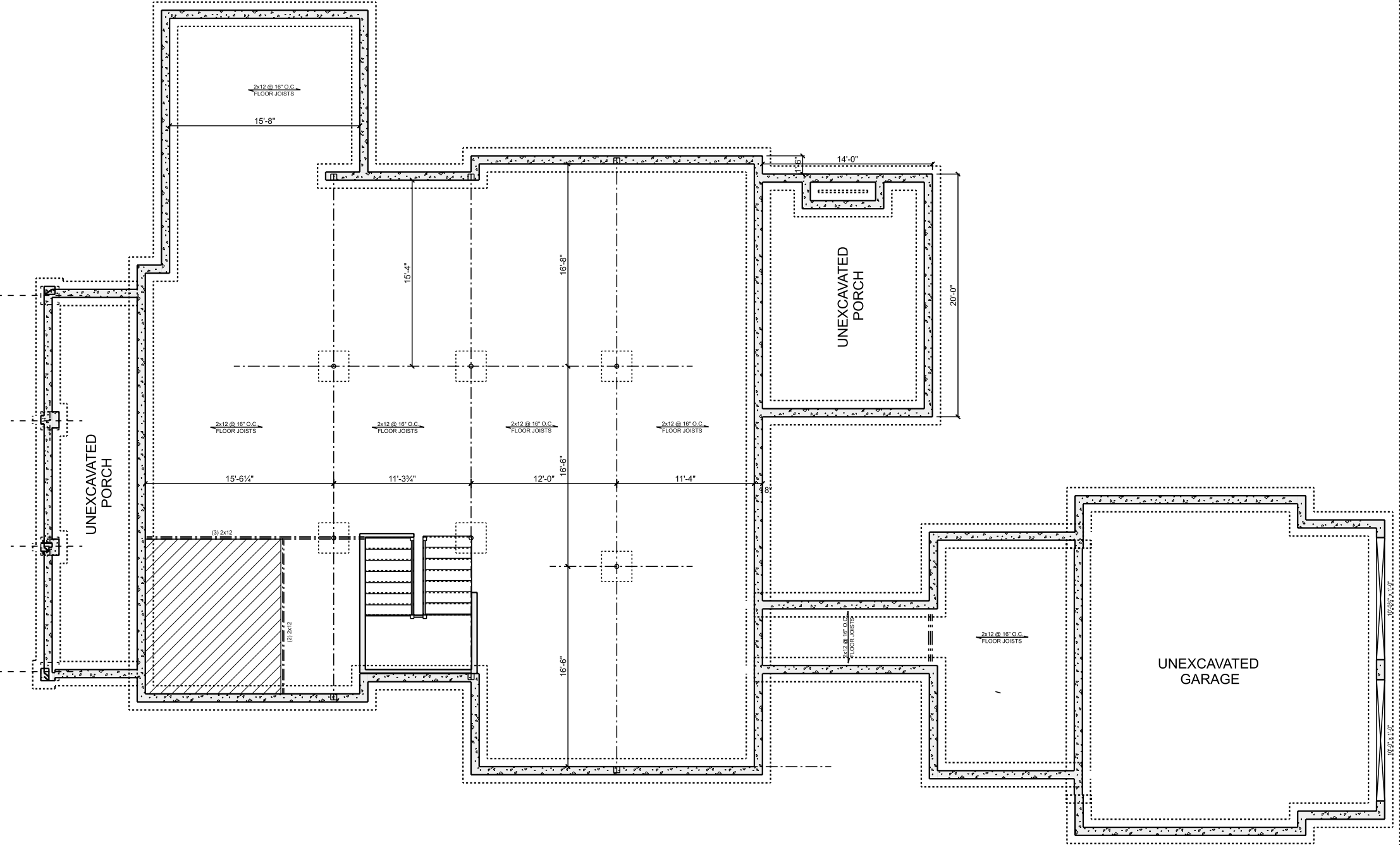
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PROPOSED COLOR PALETTE - JOHN WRIGHT ELEVATION
FINAL COLOR SELECTION TO BE SPECIFIED

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FOUNDATION - CONCEPT
SCALE: 1" = 10'-0"



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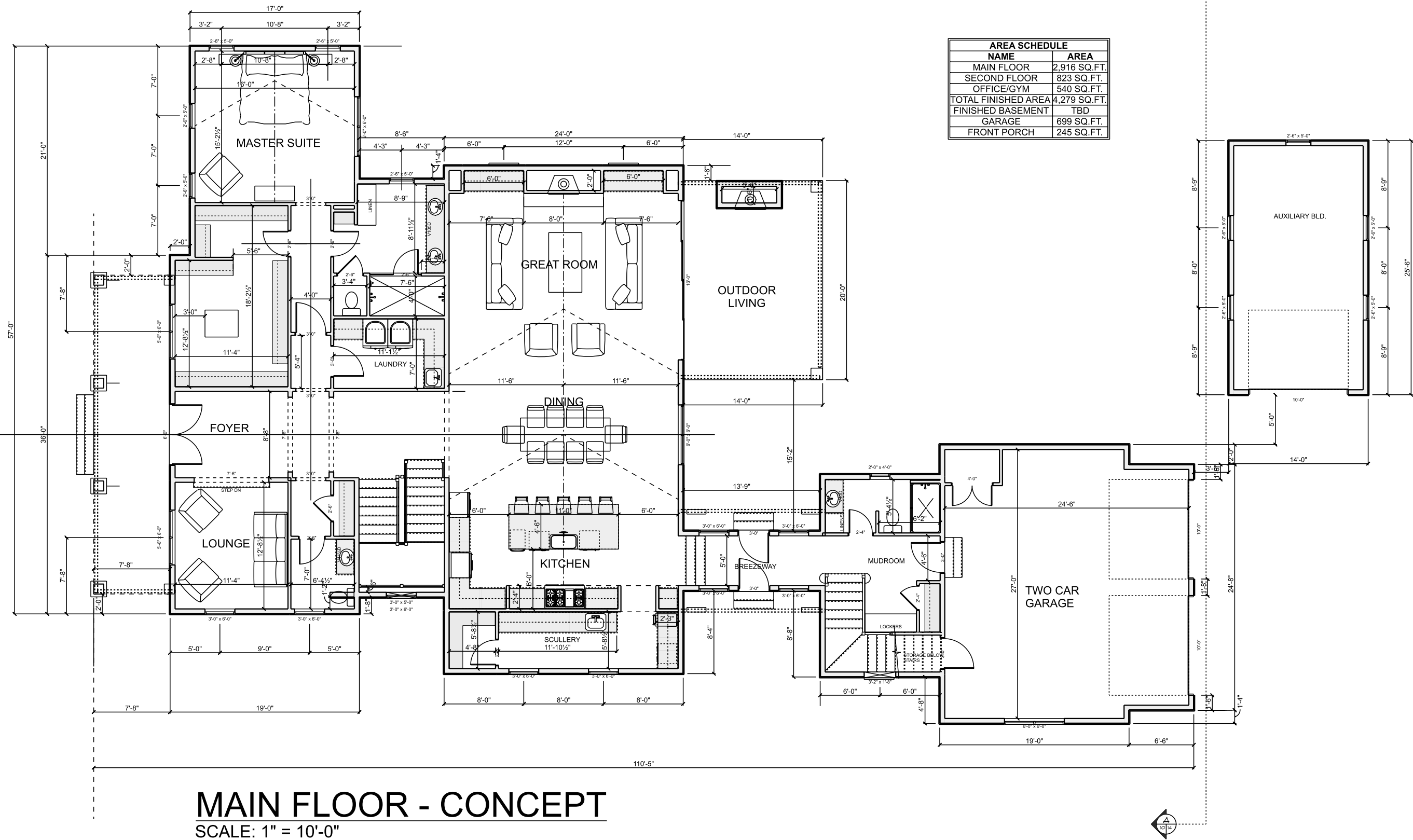
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43017
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Dublin, OH

PAGE:	10	
	FOUNDATION	
	SCALE: 1" = 10'-0"	
DATE: 10/16/2026		

ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS



AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	2,916 SQ.FT.
SECOND FLOOR	823 SQ.FT.
OFFICE/GYM	540 SQ.FT.
TOTAL FINISHED AREA	4,279 SQ.FT.
FINISHED BASEMENT	TBD
GARAGE	699 SQ.FT.
FRONT PORCH	245 SQ.FT.

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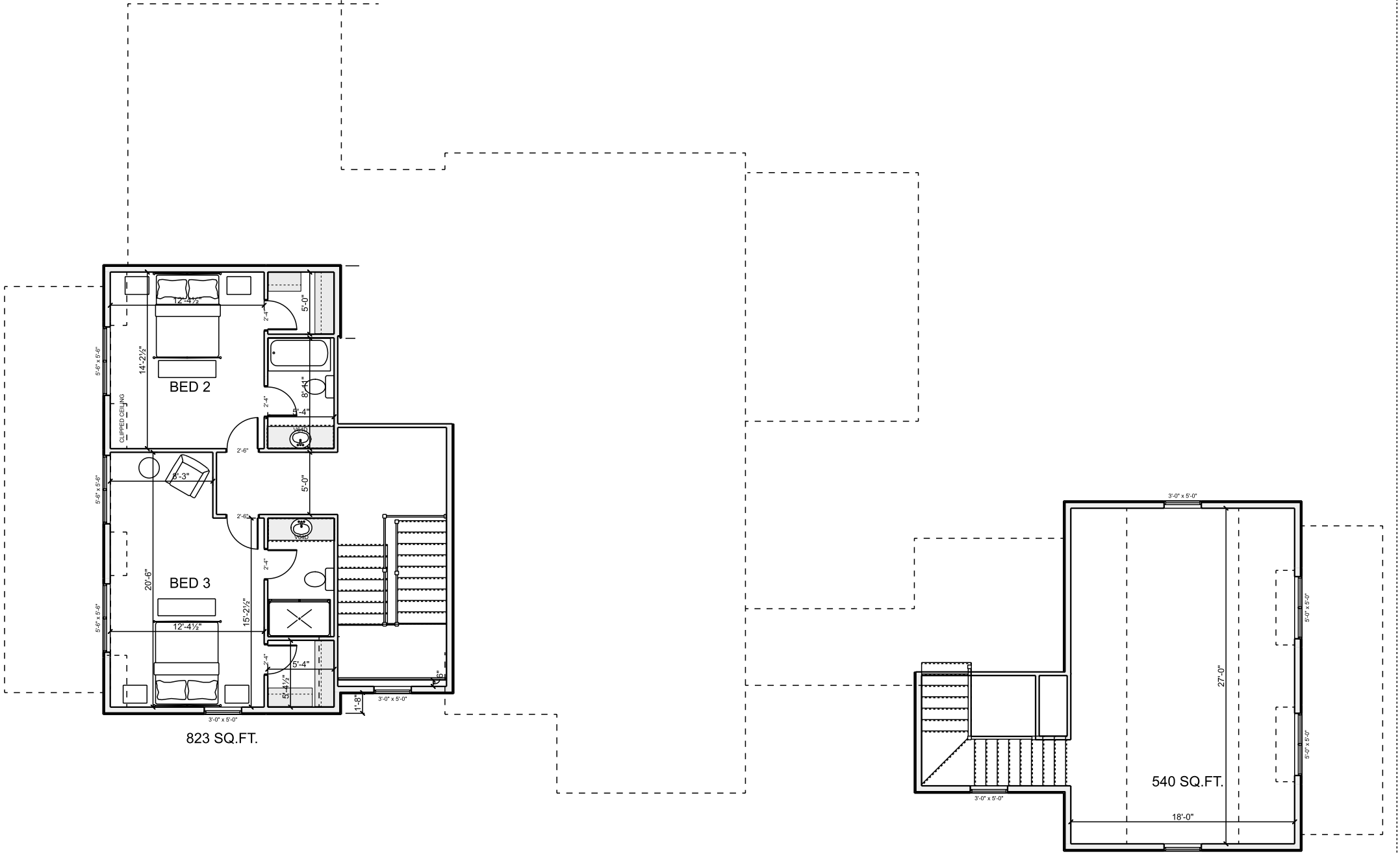
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Dublin, OH

PAGE:	11	
	MAIN FLOOR	
	SCALE: 1" = 10'-0"	
DATE: 10/16/2026		

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SECOND FLOOR - CONCEPT
SCALE: 1" = 10'-0"



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SCALE: 1" = 10'-0"	DATE: 10/16/2026	PAGE:	12

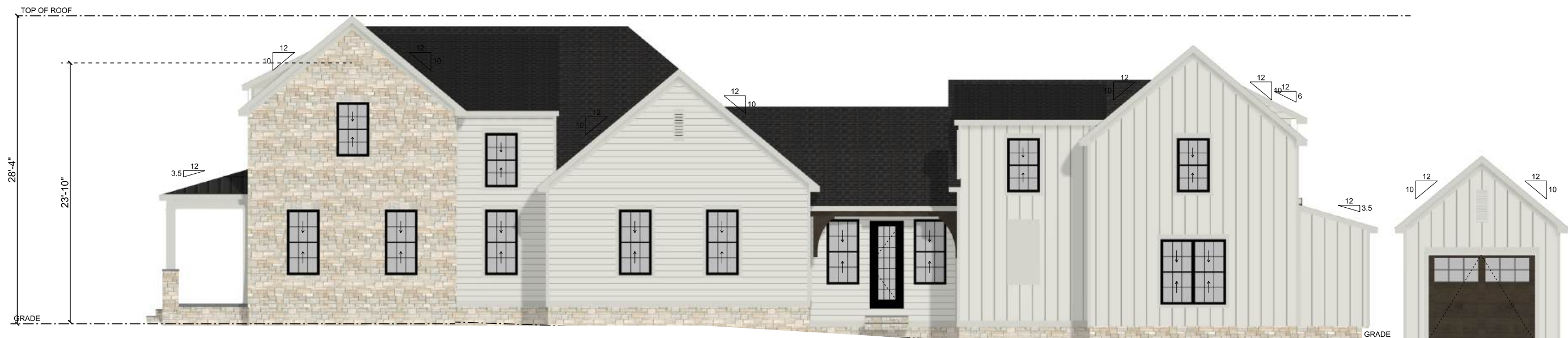
SECOND FLOOR



FRONT ELEVATION - FACING FRANKLIN ST.

SCALE: 1" = 10'-0"

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RIGHT ELEVATION - FACING JOHN WRIGHT LANE

SCALE: 1" = 10'-0"



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SCALE: 1" = 10'-0"

DATE: 10/16/2026

ELEVATIONS

PAGE: **13**



INTERNAL ELEVATION



REAR ELEVATION - FACING MILL LN.
SCALE: 1" = 10'-0"

ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS



LEFT ELEVATION - FACING NORTH NEIGHBOR
SCALE: 1" = 10'-0"



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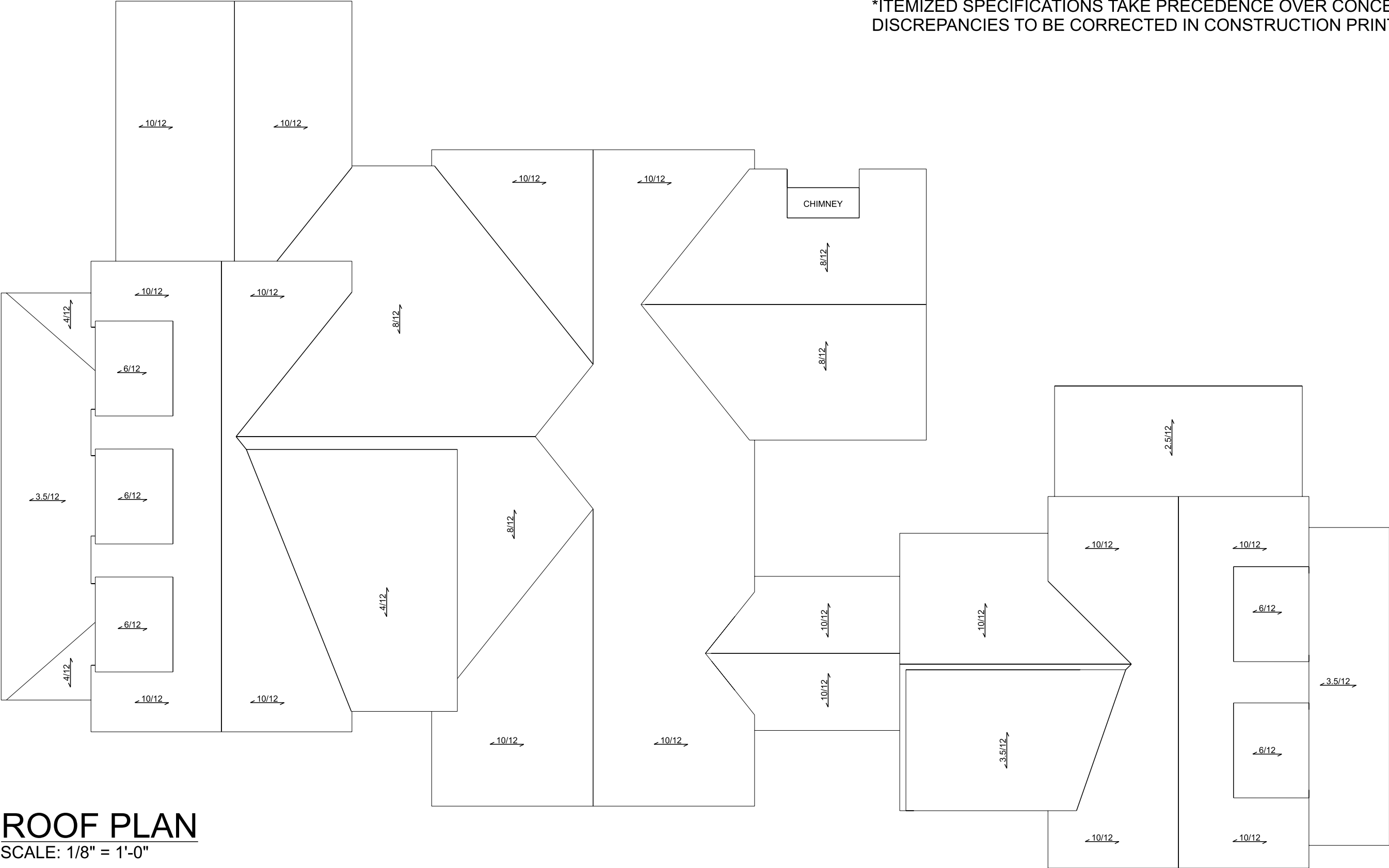
SCALE: 1" = 10'-0"

DATE: 10/16/2026

ELEVATIONS B

PAGE: **14**

ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS



ROOF PLAN
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"
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ROOF PLAN

PAGE: **15**

FRANKLIN STREET RESIDENCE

INFORMAL REVIEW SUBMISSION

PROJECT INFORMATION

Project: Proposed New Single-Family Residence

Location: Franklin Street, Dublin, Ohio 43017

Project Address: 0 Franklin Street | Historic Dublin

PROJECT CONTACTS

PROPERTY OWNERS

Mathew S. Robinson & Allison Robinson
7762 Seay Ct.
Dublin, OH 43017
(614) 348-9212
mathewsrobinson@gmail.com

PROJECT REPRESENTATIVE

April Small | Architectural Design
186 N. High St.
Gahanna, OH 43230
740.504.5740
asmall@myoldworld.com

PROJECT OVERVIEW

We propose a new single-family residence designed to complement the established architectural character of Franklin Street and the Historic District. The home is intended to fit comfortably within its surroundings through appropriately scaled forms, coordinated rooflines, and a complementary palette of exterior materials and colors.

CHECKLIST REFERENCE | EXISTING CONDITIONS

The accompanying existing conditions plan is intended to identify the existing zoning district, any applicable jurisdictional boundaries, and the location of adjacent streets, as requested by the City's Informal Review Checklist. Zoning designation to be confirmed on the plan.

SUBMISSION PURPOSE

Submitted for non-binding preliminary feedback from the Architectural Review Board prior to subsequent formal review.

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