

18-075MPR – 86 FRANKLIN STREET

Summary

This is a request for review and approval of a Minor Project Review. The proposal is for exterior modifications and associated site improvements for an existing single-family home located within the Historic District.

Site Location

East of Franklin Street, approximately 350 feet north of the intersection with John Wright Lane.

Zoning

BSD-HR, Bridge Street District – Historic Residential District

Property Owners

WINDSOR HOMES LLC

Applicant/Representative

Jody Wunderlich and Collin Ferguson, The Windsor Companies

Applicable Land Use Regulations

Zoning Code Sections 153.066 and 153.070, and the *Historic Dublin Design Guidelines*

Case Manager

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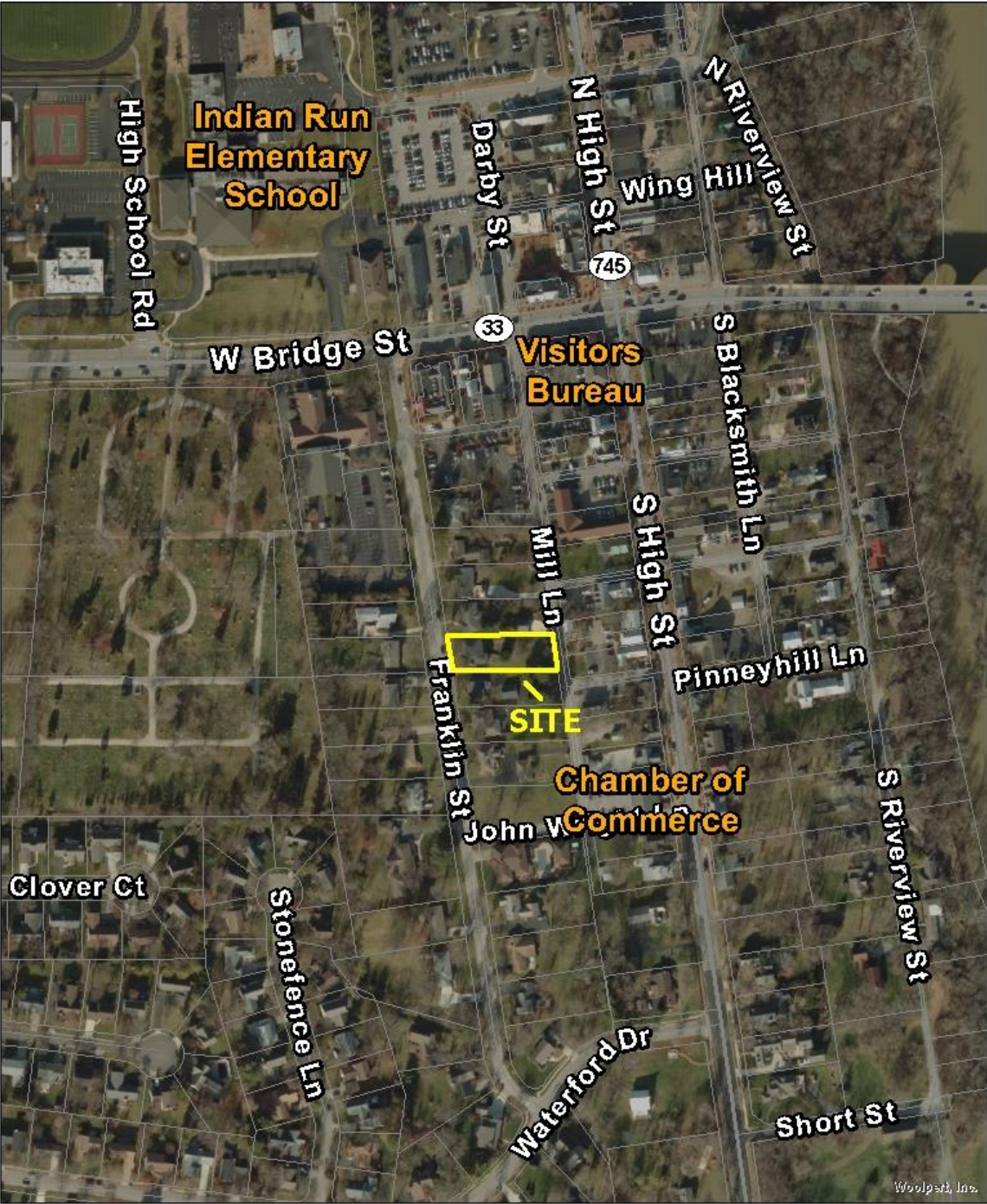
Next Steps

Upon review and approval by the Architectural Review Board of this Minor Project Review, the applicant may proceed with obtaining a Building Permit for the modifications.

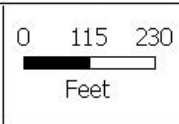
Zoning Map



1. Context Map



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Minor Project Review
86 Franklin St.



2. Overview

Background

The site contains a one-story, ranch-style house with mid-century character built in 1961. The house is predominately brick with a stone veneer façade. The house has a hip roof finished with asphalt shingles.

The building is generally rectangular in plan with an enclosed sunroom to the rear. The front door is located on the west façade fronting Franklin Street with two large rectangular windows on either side. The lower-level has a pedestrian door and two solid garage doors at the rear. Stone retaining walls flank the asphalt driveway from Mill Lane to the house.

The parcel was originally owned by Dr. Holmes Sells and then by Eli Morrison Pinney. The Swallow family and Termeer family owned it prior to development by Susanna Brown in the 1960s. The Brown family was a prominent landowner in Dublin throughout the 20th Century. Mary Emma Bailey (formerly Brown) moved in with her mother in 1965. Mary Emma Bailey lived in the house until her death in 2004. Bailey Elementary School is named in her honor for her contributions to Dublin as a resident and educator.

Despite passing through several owners over the years, few changes have been made to the home resulting in good historical integrity. Since 2015, the home has been owned by various LLCs.

Site Characteristics

Natural Features

The site contains an existing home with mature trees located in the front and rear yard. There is a significant grade change from Franklin Street down to Mill Lane, which allows for a basement garage.

Historic and Cultural Facilities

The existing home was constructed in 1961 and is located within the local Historic Dublin district. The City of Dublin Historic and Cultural Assessment classifies the condition as 'good' and the contributing status as 'recommended contributing'.

Surrounding Land Use and Development Character

North: BSD-HR, Bridge Street District – Historic Residential (Residential)

East: BSD-HS, Bridge Street District – Historic South (Commercial)

South: BSD-HR, Bridge Street District – Historic Residential (Residential)

West: BSD-HR, Bridge Street District – Historic Residential (Residential)

Road, Pedestrian and Bike Network

The site has frontage on Franklin Street (±75-feet), and Mill Lane (±75-feet) with no sidewalk connections. Vehicular access is provided from Mill Lane and pedestrian access is provided from Franklin Street.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

Proposal

The applicant is proposing exterior modifications that include painting of the brick façades (north, south, and east elevations), new stair tower, new deck, new doors, new garage doors, new windows, new roof and gutters, and replacement of the driveway.

Painted Brick

The applicant is proposing to paint all the existing natural brick a beige color (PPG1024-3 Crushed Silk). The *Historic Dublin Design Guidelines* recommend that masonry “walls that have not been painted in the past should remain unpainted” (44). Based on the existing integrity of the home, Staff is not supportive of painting the brick in any color. The plan should be updated to reflect the unpainted brick will be preserved.



Stair Tower

The addition of an enclosed stair tower with a flat roof is proposed at the rear of the building. The stair tower will increase the footprint of the home by approximately 100 square feet. The tower has a pedestrian door on the north elevation, two windows (one on the north and one on the west elevation), and is finished in a HardiePlank siding in a PPG Crushed Silk to match the painted brick. The stair tower and associated windows/door are finished with substantial vertical and horizontal white trim that is uncharacteristic to the other areas of the home. The trim should be finished to match the primary building material/color of the stair tower. The stair tower should be architecturally integrated with the building and incorporate materials and design elements typical to the character of the structure. Staff recommends a matching brick or stone veneer for the tower.

Deck

The applicant is proposing a new, approximately 300-square-foot deck. Today, there is no deck, but two separate sets of stairs with a walkway leading from the home to the driveway. The proposal is to construct a deck of TimberTech in a Rustic Elm finish. The railing is proposed to be a TimberTech and aluminum RadianceRail system with round balusters. There is a conflict between the color indicated on Sheets A.3.0 and A.4.0 (Black) and the cut sheet (Kona). The plans should be updated to indicate Kona railing and balusters to match the dark brown Rustic Elm finish. The applicant should explain how the remnant area between the new stair tower and proposed deck is being treated (existing location of exterior stair to driveway).

Doors, Windows and Garage Doors

The applicant is proposing three new doors. The front door (west), side door (south), and new stair tower door (north) are all proposed as Mastercraft steel door with a Flush Five window detail. The doors will be painted a blue/gray (PPG1041-7 Cavalry).

All new windows are proposed. The applicant intends that all the window sizes will remain the same. The windows are proposed as an Ultrex Fiberglass window in a Snow White finish. Fiberglass is a permissible window materials within the Bridge Street District.

Two new garage doors are proposed. The proposed doors are an Amarr Heritage steel door with flush panels in a Walnut finish. The left door (south) is proposed to have four rectangular windows with obscure glass.

Roof, Gutters, Soffits and Fascia, and Driveway

The applicant is proposing to replace the shingles on the roof with an Iko Cambridge shingle in Dual Black. The soffits and fascia will be repaired and replaces as needed and painted a consistent white (PPG1001-1 Delicate White). All the gutters and downspouts will also be replaced with a Mastic Home Exteriors five-inch white gutter. The applicant is also indicated the driveway will be 'replaced'. Additional details need to be provided to understand if it is a like-for-like replacement. The A.3.0 and A.4.0 plan sheets need to be updated to reflect the changes that are taking place to the driveway.

3. Criteria Analysis

Minor Project Review Criteria [§153.066(F)(3)]

- 1) The site plan review shall be substantially similar to the approved basic site plan.
Criteria met. The site plan remains largely unchanged with the proposed improvements.
- 2) If a development plan has been approved that includes the property, the application is consistent with the development plan.
Criteria Not Applicable. No development plan is associated with this project.
- 3) The application meets all applicability requirements of 153.059 and 153.062-153.065, except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.
Criteria Met. The project meets the necessary code requirements.
- 4) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.
Criteria Met. Safe and efficient access is provided with this proposal. No changes are proposed to site access adjacent to the public right-of-way.
- 5) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.
Criteria Met with Conditions. The proposed exterior modifications should maintain the established character of the existing house with coordinated design elements including

materials and color. The design should be revised to reflect the conditions of approval associated with this application.

- 6) The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.
Criteria Not Applicable. The proposal does not impact open space. No open space dedication is required for single-family residences.
- 7) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.
Criteria Met. The proposed modifications do not impede the ability to provide adequate provision of public services.
- 8) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.
Criteria Met. The proposed additions will allow for adequate stormwater management.
- 9) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.
Criteria Not Applicable. The proposed modifications do not call for phased improvement.
- 10) The application demonstrates consistency with commonly accepted principles of walkable urbanism as describe in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.
Criteria Met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

Board Order Standards of Review [§153.174(B)]

- 1) The character and materials are compatible with the context.
Criteria Met with Conditions. The exterior improvements should be modified to ensure consistency with the character of the structure.
- 2) Recognition and respect of historical or acquired significance.
Criteria Met with Condition. The applicant has worked to revise plans to strive for compatibility with the historic structure; however, based on the Historic Dublin Design Guidelines the brick should remain unpainted.
- 3) Compatible with relevant design characteristics.
Criteria Met with Condition. This proposal needs to be revised to ensure the associated details are compatible and consistent with the existing aesthetic and maintains the character of the surrounding area.

- 4) Appropriate massing and building form.
Criteria Met. The proposed modifications and additions are appropriate in mass and building form.
- 5) Appropriate color scheme.
Criteria Not Met. The exterior modifications, specifically paint, jeopardize the historic integrity of the building. The beige color masks the architectural features, and the HardiePlank does not complement the building in an effective manner.
- 6) Complementary sign design.
Not Applicable. No new signs are proposed as part of this application.
- 7) Appropriate landscape design.
Not Applicable. No landscaping is proposed. Residential landscaping is not regulated by the Code or ARB.
- 8) Preservation of archaeological resources.
Not Applicable. No archaeological resources have been identified with this site.

Alterations to Buildings, Structure, and Site [§153.174(C)]

- 1) Reasonable effort to minimize alteration of buildings and site.
Criteria Met. The applicant has worked to minimize alterations to the front façade. There are no significant site modifications proposed.
- 2) Conformance to original distinguishing character.
Criteria Met with Conditions. The application should be revised per the conditions to ensure computability the existing character and design of the structure.
- 3) Retention of historic building features and materials.
Criteria Met with Condition. The plans should be revised in accordance with the conditions of the report to ensure the proposed exterior modifications retain the historic features of the building.
- 4) Alteration recognizes historic integrity and appropriateness.
Criteria Met with Condition. The plans should be revised in accordance with the conditions of the report to ensure the proposed alterations recognize and retain the established historic character of the home.
- 5) Recognition and respect of historical or acquired significance.
Criteria Met with Condition. A number of proposed changes are incompatible with the existing acquired historical significance of the home and should be revised to meet the conditions outlined in the report.
- 6) Sensitive treatment of distinctive features.
Criteria Met with Condition. The proposed materials selection needs to be more sensitive to the distinctive features of the existing historic character.
- 7) Appropriate repair or replacement of significant architectural features.

Not Applicable.

- 8) Sensitively maintained historic building materials.
Criteria Met with Condition. The material selections are appropriate to maintain the historic character with the proposed conditions.

Additions to Existing buildings, Structures, or Sites. [§153.174(D)]

- 1) Materials are traditional to the Historic District, but are not necessarily matching
Criteria Met with Condition. The proposed door and garage door selections are appropriate. The proposed siding on the stair tower is not appropriate or in keeping with the quality of the home, and introduces another material to the existing home. Additionally, the existing brick should be preserved unpainted.
- 2) Contemporary designs are discouraged. Designs shall be compatible in scale, material, and character of the property, neighborhood, and environment. Roofline additions are discouraged or should be placed to have the least amount of visual impact.
Criteria Met. The applicant is not proposing contemporary materials and is trying to be respectful of scale and mass of the home.
- 3) Additions should be clearly distinguishable from the original structure by keeping additions smaller scale where appropriate. Additions should generally be located to the rear of the historic home and not detract from any aspect of the historic structure.
Criteria Met. The addition is located to the rear of the home and significantly smaller than the original structure.
- 4) All buildings, structures, and sites shall be recognized as a product of their own time. Additions with no historical basis are discouraged.
Criteria Met with Conditions. The addition is a product of the time; however, it is not based on historic inspiration.

4. Recommendation

Planning recommends **approval** of a Minor Project Review with seven conditions:

- 1) The plans be updated to preserve the brick unpainted;
- 2) The proposed siding on the stair tower should be modified to brick or stone to complement the existing materials of the primary structure;
- 3) The substantial door and window trim on the proposed stair tower be simplified and the trim color be finished to match the color/finish of the primary stair tower material;
- 4) The applicant update the plans to address how the existing stair, from the lawn to the driveway, will be modified, subject to staff approval;
- 5) The applicant update Sheets A.3.0 and A.4.0 to accurately reflect the material cut sheet selections specifically finishes and colors;
- 6) The plan be updated to reflect the deck railing will be Kona in color; and,
- 7) The applicant clarify if the driveway replacement is proposed as 'like-for-like' asphalt.