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Planning

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TO: Jody Wunderlich, The Windsor Companies
Richard Smith, The Windsor Companies

FROM: Nichole M. Martin, Planner I

DATE: December 21, 2018

RE: 18-075ARB-MPR – 86 Franklin Street

Thank you for your attendance at the Administrative Review Team on December 20, 2018. The following is a summary of items identified by the Administrative Review Team at the meeting. Resubmittal to address the deficiencies is required prior to the Architectural Review Board (ARB) review. Please contact me with any questions regarding the comments.

Submittal Requirements

- 1) The Architectural Review Board requires existing and proposed conditions to review all proposed modification. Please provide:
 - a. Applicant Statement describing the proposed modifications.
 - b. Scaled Site Plans (existing and proposed)
 - c. Scaled Architectural Elevations of all four sides (existing and proposed)
 - d. Scaled Architectural Floorplans of the main and lower levels (existing and proposed). Please label the rooms including the garage. The Board requires an understanding of how the deck and stair tower function.
 - e. Scaled deck detail to clearly demonstrate the constructability and the functional circulation (ingress/egress)
 - f. Retaining wall section (proposed height in new location)
 - g. Physical material samples of all new materials and colors
- 2) Please organize your plans, drawings, and cut sheets with more clear titles, and save similar files together. Typically, the Board sees Site Plans, Architectural Plans, Materials and Cut Sheets, and an Applicant Statement.
- 3) Please provide digital plans only. Staff does not need paper copies at this time.
- 4) Please incorporate the review comments below into these revised plans.

Review Comments

- 5) Based on the discussion at ART and previous discussions with the Architectural Review Board, the brick should not be preserved unpainted. Please revise your plans accordingly.
JW: Per guidance from Tom Holton on February 6, I am submitting a request to paint the brick. Here is the contents of his email verbatim: "Try going to the city of Dublin web site and in the search bar enter Historic Dublin Guidelines. It will download the booklet. Find page 44, look -under "Masonry" and item number 4, sentence 2: "Walls that have not been painted in the past should remain unpainted." There are a couple of things to consider: The word "should" and the fact that these are Guidelines. In the September 26, 2018 ARB meeting, that board unanimously approved the Christensen's at 56 Franklin Street to paint their masonry. The Planning Department can neither approve nor disapprove anything in an application. Nor can the ART, officially, as long as codes are met. That is their role--code enforcement. Only the ARB can approve or disapprove something like the matter of paint."
Tom Holton President, Dublin Historical Society
- 6) Please do not mix-and-match architectural styles (craftsman, colonial, mid-century). The home should remain indicative of the time it was built.
JW: This has been done.
- 7) Please eliminate the engineered cedar siding from the front of the home.
JW: This has been done.
- 8) Please selected an alternative front door that is in keeping with mid-century design.
JW: This has been done.
- 9) Please select a second door to be used for the two subordinate egresses that is in-keeping with the mid-century architecture of the home.
JW: This has been done.
- 10) Please select an alternate garage door design that is more indicative of the clean-lines of mid-century design.
JW: This has been done.
- 11) Please clearly demonstrate which windows are being replaced, what the window pane pattern will be, what the frame color will be, and what windows will be the same size and what windows will be enlarged. Please select a window frame color that is complementary to the existing brick and stone, and historically appropriate.
JW: This has been done.
- 12) Please be cognizant of how the color of the exterior finish of the stair tower and the color of the garage door interact. The colors should be complementary.
JW: This has been done.
- 13) Please clearly demonstrate how the deck will be constructed and functional. Please indicate the material of the deck and how the material will be finished. Please identify a design solution to give the deck a transition to the ground.
JW: This has been done.