

**Parcel** 273-000121      **Address** 56 Franklin St      **OHI** FRA-8795-1

<b>Year Built:</b> 1952	<b>Map No:</b> 128	<b>Photo No:</b> 1979-1980 (7/11/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Single family house
<b>Style:</b> Cape Cod	<b>Foundation:</b> Concrete block	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/asphalt shingle	<b>Exterior Wall:</b> Brick/faux stone	<b>Symmetry:</b> Yes
<b>Stories:</b> 1.5	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Recessed entrance with concrete stoop	<b>Chimney:</b> 1, Exterior, off ridge on south elevation	<b>Windows:</b> Replacement casements

**Description:** The one-and-one-half-story Cape Cod style house has an irregular footprint formed by multiple rear additions. The core of the house is rectilinear with a side-gable roof sheathed in asphalt shingles. The original house is clad in brick, but the façade has been re-clad with a faux stone veneer. The front door is recessed on the façade. Flanking windows are replacement casements.

**Setting:** The property is located on the east side of Franklin Street in a neighborhood of primarily mid-twentieth century Ranch-style houses. The property is minimally landscaped.

**Condition:** Good

**Integrity:** Location: Y Design: Y Setting: Y Materials: N  
Workmanship: N Feeling: N Association: Y

**Integrity Notes:** The house has poor integrity, diminished by the use replacement materials.

**Historical Significance:** The property is within the boundaries of the City of Dublin's local Historic Dublin district. The Franklin Street neighborhood, with this property as a non-contributing resource, is recommended for inclusion within the recommended Dublin High Street Historic District, boundary increase.

**District:** Yes Local Historic Dublin district

**Contributing Status:** Recommended non-contributing

**National Register:** Recommended Dublin High Street Historic District, boundary increase

**Property Name:** N/A



56 Franklin St, looking northeast



56 Franklin St, looking southeast



## BOARD ORDER

# Architectural Review Board

Wednesday, September 26, 2018 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**1. BSD HC – Christensen Property  
18-058ARB-MPR**

**56 Franklin Street  
Minor Project Review**

Proposal: Exterior modifications, an attached garage addition, a detached garage addition approximately 840 square feet in size, and associated site improvements to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.

Location: East of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street.

Request: Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Applicant: Andrew Christensen, Property Owner

Planning Contact: Lori Burchett, AICP, Planner II

Contact Information: 614.410.4656, lburchett@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/18-058

**MOTION:** Mr. Alexander moved, Mr. Keeler seconded, to approve a Minor Project Review with three conditions:

- 1) That the applicant remove the existing accessory structure or reduce the size of the proposed detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 feet;
- 2) That the applicant work with the Engineering Department to relocate the proposed detached garage and associated drive-way to the south; and
- 3) That the applicant work with Staff to add three windows in the gabled ends of the additions; one window in the house addition and two windows in the detached garage.

**VOTE:** 5 – 0

**RESULT:** The request for a Minor Project Review was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Shannon Stenberg	Yes
Jeffrey Leonhard	Yes
Gary Alexander	Yes
Andrew Keeler	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Planning Manager





## MEETING MINUTES

# Architectural Review Board

Wednesday, September 26, 2018

### AGENDA

- |   |   |
|---|---|
| <b>1. BSD HC – Christensen Property<br/>18-058ARB-MPR</b>                 | <b>56 Franklin Street<br/>Minor Project Review (Approved 5 – 0)</b>                                 |
| <b>2. BSD HR – Vessels Residence<br/>18-059ARB-MPR</b>                    | <b>63 S. Riverview Street<br/>Waiver (Approved 5 – 0)<br/>Minor Project Review (Approved 3 – 2)</b> |
| <b>3. BSD HC – Tackett Bakery &amp; Office Addition<br/>18-027ARB-MPR</b> | <b>30 – 32 S. High Street<br/>Minor Project Review (Approved 5 – 0)</b>                             |

The Chair, David Rinaldi, called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance. Other Board Members present were: Jeffrey Leonhard, Gary Alexander, Andrew Keeler and Shannon Stenberg. City representatives were: Jennifer Rauch, Lori Burchett, Richard Hansen, Jimmy Hoppel, and Laurie Wright.

### Administrative Business

#### Motion and Vote

Mr. Alexander moved, Ms. Stenberg seconded, to accept the documents into the record. The vote was as follows: Mr. Keeler, yes; Mr. Leonhard, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; and Mr. Alexander, yes. (Approved 5 – 0)

#### Motion and Vote

Mr. Keeler moved, Ms. Stenberg seconded, to approve the August 22, 2018, meeting minutes as presented. The vote was as follows: Mr. Rinaldi, yes; Mr. Leonhard, yes; Mr. Alexander, yes; Shannon Stenberg, yes; and Mr. Keeler, yes. (Approved 5 – 0)

The Chair briefly explained the rules and procedures of the Architectural Review Board. He swore in anyone planning to address the Board during this meeting.

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|---|--|
| <b>1. BSD HC – Christensen Property<br/>18-058ARB-MPR</b> | <b>56 Franklin Street<br/>Minor Project Review</b> |
|---|--|

The Chair, David Rinaldi, said this application is a proposal for exterior modifications, an attached garage addition, a detached garage addition ±840 square feet in size, and associated site improvements to an

existing home within the Historic District. He said the property is zoned Bridge Street District - Historic Residential and is east of Franklin Street, ±400 feet south of the intersection with West Bridge Street. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Richard Hansen said this is a request for a review and approval of a Minor Project Review including exterior modifications and additions of an attached garage, front porch, mud room, and a detached garage. He reported this application was reviewed by the Administrative Review Team (ART) on September 20, 2018, and recommended approval for the ARB's review.

Mr. Hansen presented an aerial view of the site. He reported this property was deemed non-contributing when the Historic and Cultural Assessment was completed. He presented the proposed site plan that included three additions to the existing principal structure including the front porch addition, the attached garage, and mud room. He said the addition of the attached garage will require the removal of the existing drive and relocation of the drive-way to the north. He said it would also require the removal of the existing deck.

Mr. Hansen said the new detached garage is proposed at 840 square feet in size. According to our Accessory Use and Structures Code, he said, a lot this size is permitted two accessory structures, however, they cannot exceed 840 cumulative square feet in size. He said that would require the removal of the existing shed, which is approximately 66 square feet in size or the decrease of size of the proposed detached garage to meet the regulations.

Mr. Hansen said the driveway in the rear from Mill Lane is too close to the existing parking lot, east of Mill Lane. He said Engineering has requested the applicant to move the garage and the driveway to the south to eliminate this conflict.

Mr. Hansen presented the existing conditions of the home where the applicant is proposing a white HardiPlank siding, which would be installed over the existing siding. He said the applicant intends to keep the stone front as well as any brick and will be painted white to match the HardiPlank.

Mr. Hansen presented the proposed floor plans and noted the setbacks and lot coverage are in line with the Zoning Code. He presented the proposed addition elevations that will not exceed the height of the existing structure. He explained the proposed porch will be covered by a gray metal, standing-seam roof, complimentary to the asphalt shingles used on the rest of the structure as well as the detached garage. He presented the proposed detached garage elevations. Lastly, he presented the materials inspiration showing the metal roof with the asphalt shingles and inspiration for the single garage doors.

Mr. Hansen said Staff reviewed this proposal against the Minor Project Review Criteria and the Architectural Review Board Standards. He recommended approval with two conditions:

- 1) That the applicant shall remove the existing accessory structure, or reduce the size of the proposed detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 square feet; and
- 2) That the applicant shall work with the Engineering Division to relocate the proposed detached garage and associated drive-way to the south.

Mr. Hansen offered to answer questions and stated the applicant was also present.

The Chair invited the applicant to add to the presentation and he declined. He then invited the public to speak with regard to this application.

Tom Holton, 5957 Roundstone Place asked the applicant about the painting of the masonry because the *Guidelines* suggest that if masonry is not painted, it should remain unpainted.

Gary Alexander said he had a question for the applicant as well. The Chair invited the applicant to come forward.

Andrew Christianson, 56 Franklin Street.

Mr. Alexander asked why there were no windows on the sides of both the garage and the garage addition. He explained windows need to be added because the applicant's building is close to his neighbor's property and as proposed, there are no breaks or material changes. He also noted both of the neighbors have windows on their side walls, which breaks up their elevations and massing of their homes, providing a visual relief. He suggested windows would benefit the design, the neighborhood and improve the streetscape while also becoming consistent with the Zoning Code for a single-family residence. He said for homes in the area, continuing the features and materials from the front and around is expected and that should apply here as well. He said he has the same concern about the garage. He said one side of the garage faces the parking lot but the gable ends of the garage should have windows also. He said any large structures or those that even look like barns in the area, have something in the gable end to break the massing.

Mr. Christianson said he agreed windows would complement the exterior. He explained these were basic renderings provided to Staff but he would be happy to add windows. He suggested even if the area above the garage is not used, he could place a window there for decorative purposes.

Andrew Keeler asked if stone will be used at the base of the front porch. Mr. Christianson indicated he had not made a decision on that yet. He said the decision will be based on the grade. He thought a concrete base would probably be used since not very much of the base will be visible.

Mr. Alexander asked Mr. Rinaldi if there is an answer to the question about the brick. Mr. Rinaldi said, given the overall scheme presented and the fact that this is a non-contributing structure, he found the request to permit the brick to be painted was appropriate. Shannon Stenberg agreed and found the proposed white would be more visually appealing. Mr. Keeler agreed.

The Chair asked for a condition to be written regarding the windows. Mr. Alexander recommended three windows, one in each of the gables, one in the attached garage, and one in each side of the detached garage. The Chair asked the applicant if he was agreeable to that condition. Mr. Christianson agreed to the conditions.

Ms. Stenberg inquired about how much the garage would need to be moved to the south to eliminate the conflict. Ms. Rauch said this distance would only need to be what is needed to resolve Engineering's concerns.

Mr. Rinaldi clarified the condition is to remove the shed or decrease the size of the proposed garage. Ms. Rauch answered affirmatively and if the removal is desired then the applicant would need to return to this Board to request a demolition of the shed.

The Chair asked the Board if they had any further comments. [There were none.] The Chair called for a motion to approve the application with three conditions rather than the two originally stated.

### **Motion and Vote**

Mr. Alexander moved, Mr. Keeler seconded, to approve a Minor Project Review with three conditions:

- 1) That the applicant remove the existing accessory structure or reduce the size of the proposed

detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 feet;

- 2) That the applicant work with the Engineering Department to relocate the proposed detached garage and associated drive-way to the south; and
- 3) That the applicant work with Staff to add three windows in the gabled ends of the additions; one window in the house addition and two windows in the detached garage.

The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Leonhard, yes; Mr. Keeler, yes; and Mr. Alexander, yes. (Approved 5 – 0)

**2. BSD HR – Vessels Residence  
18-059ARB-MPR**

**63 S. Riverview Street  
Minor Project Review**

~~The Chair, David Rinaldi, said this application is a proposal for a second-story addition and exterior modifications to an existing home within the Historic District. He said the property is zoned Bridge Street District – Historic Residential and is west of South Riverview Street, northwest of the intersection with Eberly Hill Lane. He said this is a request for review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.~~

~~Lori Burchett reported the Administrative Review Team (ART) recommended approval of the Minor Project Review at their meeting on September 20, 2018. She said there is one Waiver being requested with this project, which the ART also recommended approval of to the ARB.~~

~~Lori Burchett presented an aerial view of the site and photographs of the existing conditions on the west elevation (S. Riverview Street). She said this is the portion of the home built in the 1820s and is considered to be a contributing structure to the Historic District and it is also on the National Register. She said the home consists of white wooden siding and a black metal roof.~~

~~Ms. Burchett presented the south elevation (Eberly Hill Lane). She noted these two sections of the home were previous additions – one was built in 1980 and the second-story addition was built in 1990, which encroaches into the side yard setback by one foot. Both the two-story and one-story sections consist of white wooden siding and asphalt shingle roofing. She pointed out the location of the proposed second-story addition for a master suite to be constructed on top of the existing living room.~~

~~Ms. Burchett presented the proposed site plan and noted the addition is in roughly the same footprint as the existing first floor except for a small overhang on the south side of the building. Again, she said the addition encroaches one-foot into the required 3-foot side yard setback. A Waiver for this encroachment is requested. She said the ART recommended approval as the existing first story already encroached for this same distance and the encroachment is minor.~~

~~Ms. Burchett said the applicant also proposed an AC unit on the north side of the building. She said Staff and the ART conditioned that the AC unit meet the 3-foot side yard setback and be screened from the adjacent property and right-of-way.~~

~~Ms. Burchett presented the proposed elevations for each side. She said the only change proposed for the Riverview façade is three sets of shutters. She said the applicant had proposed standard, closed-style Tudor, board and batten shutters with decorative hinges. She reported Staff and the ART had recommended that the shutters be replaced by a two-panel, operable shutter to better fit the architecture and historical time period of the home.~~





## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, September 20, 2018

The Administrative Review Team made the following determination at this meeting:

**2. BSD HR – Christensen Property  
18-058ARB-MPR**

**56 Franklin Street  
Minor Project Review**

**Proposal:** Exterior modifications, an attached garage addition, a detached garage addition approximately 840 square feet in size, and associated site improvements to an existing home within the Historic District. The property is zoned Bridge Street District - Historic Residential.

**Location:** East of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street.

**Request:** Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

**Applicant:** Andrew Christensen, Property Owner.

**Planning Contact:** Lori Burchett, AICP, Planner II.

**Contact Information:** 614.410.4656, lburchett@dublin.oh.us

**Case Information:** www.dublinohiousa.gov/arb/18-058

**REQUEST:** Recommendation of approval to the Architectural Review Board for the Minor Project Review with the following condition:

- 1) That the applicant remove the existing accessory structure, or reduce the size of the proposed detached garage to ensure the cumulative square footage of the two detached accessory structures does not exceed 840 feet.
- 2) The applicant shall work with the Engineering Department to relocate the proposed detached garage and associated driveway to the south.

**Determination:** The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval with two conditions.

### STAFF CERTIFICATION



Vince A. Papsidero, FAICP  
Planning Director



# BOARD ORDER

## ARCHITECTURAL REVIEW BOARD

August 26, 1998



CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

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**CASE 3: Application 98-084ARB - Haydocy Residence - 56 Franklin Street**

**Location:** An existing single-family house located on the east side of Franklin Street, approximately 400 feet south of Bridge Street.

**Existing Zoning:** R-4, Suburban Residential District.

**Request:** Review and approval of a pool fence and new front windows.

**Proposed Use:** Single-family house.

**Applicant:** Kathryn Haydocy, 56 Franklin Street, Dublin, Ohio 43017.

**MOTION:** To approve a fence for a new in-ground pool and new front windows with the following conditions:

- 1) That all appropriate permits be obtained for the pool and fence;
- 2) That the proposed replacement windows, for the two front windows, be approved with the understanding that tan framing will be used on all windows, existing and new, and if other windows are replaced in the future they be replaced with the same style window as approved in this application;
- 3) That a revised site plan meeting all Code requirements concerning the size of the pool and patio be submitted within two weeks, subject to staff approval.
- 4) That if the applicant chooses to construct a patio around the pool, the square footage of the pool and the patio together cannot exceed 25 percent of the square footage of the existing single-family residence.

**VOTE:** 4-0

**RESULT:** This application was approved.

**RECORDED VOTES:**

Janet Axene	Yes
Larry Frimerman	Yes
Carole Olshavsky	Yes
Kris Swingle	Absent
Richard Termeer	Yes

**STAFF CERTIFICATION**

A handwritten signature in black ink, appearing to read "Aaron Sorrell", written over a horizontal line.

Aaron Sorrell  
Planning Intern



**CASE 3: Application 98-084ARB - Haydocy Residence - 56 Franklin Street**

**Location:** An existing single-family house located on the east side of Franklin Street, approximately 400 feet south of Bridge Street.

**Existing Zoning:** R-4, Suburban Residential District.

**Request:** Review and approval of a pool fence and new front windows.

**Proposed Use:** Single-family house.

**Applicant:** Kathryn Haydocy, 56 Franklin Street, Dublin, Ohio 43017.

**Summary and Action Recommended:**

The applicant is requesting review and approval of a 16-foot by 32-foot in-ground pool and 4 foot fence to enclose the perimeter of the rear yard. The applicant is also requesting the review and approval of new front vinyl replacement windows. Staff is recommending approval with conditions.

**Considerations:**

- A 512-square-foot in-ground pool in the rear yard of an existing single-family residence is proposed. The pool will be surrounded by a synthetic stone patio.
- According to Code, accessory structures, which include pools and patios, cannot exceed 25 percent of the total square footage of the main structure. The existing house is 2,585 square feet. To meet Code, the pool and patio combined, must be 646 square feet or less in area.
- To comply with Code, a fence must be constructed around the pool. The applicant is proposing a four-foot high wood picket fence painted dark brown ( Do It Best Paints- "Cappuccino" - #O/N E 15-5 ). The color will match the existing house color and blend with the existing fence along the southern property line.
- The appropriate building permits for the fence and the pool must be obtained from the City.
- The applicant is also requesting to replace the two existing front window units. The windows are metal casement windows. The northern unit consists of two casement windows with three lights each. The southern unit consists of two casement windows with three lights each, separated by three lights, with a panel of three lights across the top. The proposed replacements are vinyl casement windows with a french grid pattern and tan framing. Framing around the existing windows is light blue.
- The proposed replacement windows do not match the existing style of the current windows.
- The Old Dublin New Construction Guidelines state that typical windows are double-hung with a height to width ratio of five to three or more. Window sills and lintels are plain.
- Section 153.182 of the Zoning Code states that reconstruction or rehabilitation within the Architectural Review District shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment.

**Narrative:**

**Site Location:**

The 0.46-acre site is located on the east side of Franklin Street, approximately 400 feet south of West Bridge Street. Located to the north, south, and west are single-family residences. Located to the east, across the west alley, are retail shops.

**Existing Zoning:**

The site and surrounding property to the north, south, and west are zoned R-4, Suburban Residential District. Property to the east, across the west alley is zoned CB, Central Business District.

**Proposal:**

The applicant is proposing to install a 16-foot by 32-foot (512 square feet) in-ground swimming pool with an attached patio (388 square feet) connecting the existing deck to the pool. This constitutes an accessory structure of 900 square-feet. According to the Code, an accessory use or structure is permitted to be 25 percent or less of the gross floor area of the principle use or structure, or 646 square feet (based on the 2,585 square foot house). The current design layout of the pool and patio exceeds the maximum permitted square footage for an accessory use by 254 square feet. In order to meet Code, the area of the proposed pool and/or patio must be reduced.

Additionally, the applicant is proposing to install a wood picket fence around the perimeter of the rear property. This fence is required if a pool is to be built. The fence will be painted brown to match the house and blend with the fence on the south side of the property.

The applicant is also proposing to install new vinyl replacement windows on the front of the house, which faces Franklin Street. The proposed windows are tan with brass grids. Currently, the proposed windows do not match the style of the existing windows, which are metal casement windows. The northern window unit consists of two casement windows with three lights each. The southern window unit consists of two casement windows with three lights each, separated by three lights, and includes a panel of three lights on the top. The Code states that rehabilitation within the Architectural Review District shall conform to the distinguishing, original exterior qualities or character of the structure, its site, and its environment. Staff recommends that the replacement windows match the style, and pattern of the existing windows. All windows should be of the same color.

**Staff Recommendation:**

Staff recommends approval of the proposed in-ground pool, fence and replacement windows with the following conditions:

- 1) That all appropriate permits be obtained for the pool and fence;

- 2) That the replacement windows match the style, and pattern of the existing windows, and that all window framing be of the same color, as approved by the ARB; and
- 3) That a revised site plan meeting all Code requirements concerning the size of the pool and patio be submitted within two weeks, subject to staff approval.