

20-016ARB-MPR – 60 FRANKLIN STREET

Summary

Request for review and approval of a Minor Project Review (MPR) to allow for the construction of a 683-square-foot building addition to an existing residential home located within Historic Dublin.

Site Location

The site is located east of Franklin Street, approximately 475 feet south of the intersection with West Bridge Street.

Zoning

BSD-HR: Bridge Street District – Historic Residential District

Property Owner

Jeffrey Bolyard

Applicant/Representative

Jeffrey Bolyard

Applicable Land Use Regulations

Zoning Code Section 153.066, 153.174 and *Historic Dublin Design Guidelines*.

Case Manager

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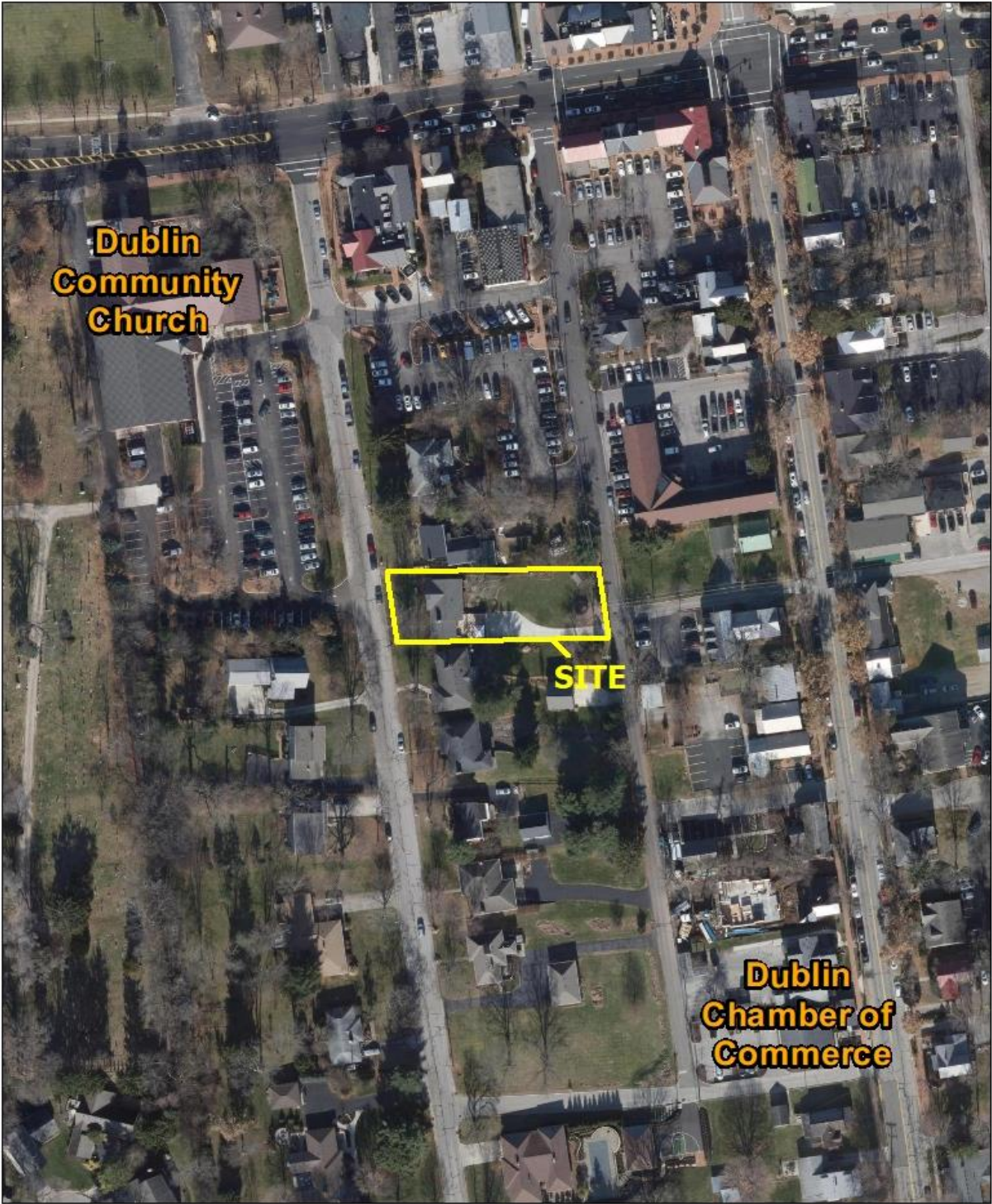
Next Steps

Upon review and approval of a Minor Project Review by the Architectural Review Board (ARB), the applicant will be able to file for Building Permits.

Zoning Map



1. Context Map



2. Overview

Background

The .35-acre parcel has approximately 70 feet of frontage along Franklin Street, with the rear of the property adjacent to Mill Lane. Franklin street is unique in that the lots are deeper than in most of the District. This lot has a depth of approximately 215 feet. The site contains a single-story residential building built in the 1957, which is to be preserved. An addition is proposed to the rear of the home, above the existing two-car garage.

Site Characteristics

Natural Features

The site contains several mature trees that are not impacted by this proposal.

Historic and Cultural Facilities

The home was constructed in the 1957 and is indicative of a mid-century modern ranch, which is the dominant architectural style on Franklin Street. The home is recommended contributing, according to the City of Dublin Historical and Cultural Assessment that took place in 2016. However, according to the assessment, the home has fair integrity, which has been diminished by replacement materials over time. Despite this, the home has retained the overall design, setting, feeling and association of its original form, according to the assessment.

Surrounding Land Use and Development Character

North: BSD-HR: Historic Residential (Residential)
East: BSD-HS: Historic South (Commercial/Office)
South: BSD-HR: Historic Residential (Residential)
West: BSD-P: Public (Church/Parking)

Road, Pedestrian and Bike Network

The site has frontage on Franklin Street and Mill Lane. There are no public sidewalks provided along either street.

Utilities

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

Summary

The home has seen a number of modifications to its exterior, including in 2007 when the ARB approved a proposal to replace the original wood siding with the existing stucco as the primary exterior material. The exterior also contains a faux stone sheathing, wood shingles in the gable ends, and white, double-hung vinyl windows with faux muntins. The existing home is a blend of historic forms with more contemporary aesthetics.

Proposal

The proposal is for the construction of a 683-square-foot addition to the rear of the single-story home with a basement and lower level garage. The addition is proposed to be constructed over the existing two-car garage, requiring no expansion of the foundation, no increase in the lot coverage, and no significant site modifications.

Site Layout and Development Standards

Residential modifications and expansions within the BSD-Historic Residential Neighborhood are not required to meet the BSD Building Type Standards, including the standards for Single-Family Residential. Instead, the development standards including setbacks, lot coverage, and maximum building height which are regulated by street in the Historic Residential District to preserve the existing character unique to each residential street within Historic Dublin.

For Franklin Street, the minimum required front yard setback is 25 feet, the side yard setback is a minimum of four feet with a total combination of 12 feet, and the rear yard setback is 15 feet. The maximum lot coverage is 50-percent. The application meets all of the applicable development standards. The addition does not increase the lot coverage, which is approximately 31-percent, well under the 50-percent coverage permitted by Code.

In order to accommodate the addition, the applicant is proposing to remove the existing patio built on top of the garage, as well as the staircase on the south side of the patio. The applicant is proposing a new staircase and covered porch along the north side of the addition, replacing the existing staircase that leads from the porch to the backyard. Overall, the site is to remain largely unchanged.

Architectural Details

The applicant is proposing an addition with a cross-gabled roof that ties into the gabled roofline of the existing structure. The existing gabled roof has a 6:12 pitch, while the proposed pitch of the addition is a 7 3/8:12 pitch, allowing for taller ceilings in the addition and a clean connection to the existing roofline. The resulting roof height is approximately 28 inches higher than the existing lower roof ridge, and five inches higher than the existing upper roof ridge, allowing the upper and lower roof ridges to terminate cleanly into the roof of the addition. A portion of the new roof is visible from on the front façade, and is finished with a Dutch gable with triangular vent to match the existing structure. The proposed roofing material, a dimensional asphalt shingle in a Driftwood (gray-brown) color, will match the existing roof.

The addition will be finished in a Downing Sand (SW2822) stucco with a trowel sweep texture to match the existing home. The stucco on the two-car garage will be replaced with a manufactured stone veneer (Bucktown Limestone from Stonecraft Heritage) with a gray (Holcim-N) grout to match the existing stone cladding on the home. The gable end on the east-facing portion of the addition will contain cedar shingles in a Roycroft Bronze Green color (SW 2846) to match the existing cedar shingles on the front façade of the home.

In addition to new windows, the applicant is proposing to reuse and relocate several windows with this application. The existing Jeld-Wen double-hung, white vinyl windows will be relocated from the existing structure to the new areas of the home as indicated on the elevations. Per the Historic Dublin Design Guidelines, Staff would typically advise against the use of vinyl windows. However, because of the existing application of materials and diminished historic integrity and workmanship, as identified in the Historic and Cultural Assessment, Staff supports a consistent application of windows across the structure.

On the south elevation, the applicant is proposing two small clerestory windows located just below the soffit. The applicant has indicated the windows are for privacy. However, these are inconsistent with the rest of the windows on the addition, and do little to break up the long wall

created by the addition. Staff recommends that the proposal be revised to have the two windows match the third window proposed on the south elevation of the addition, as outlined in the consultant memo. Staff also has concerns with the arched top transom windows on the east elevation of the addition as the home does not presently incorporate arched architectural features, but rather angular architectural features. These windows are inconsistent with any other window or architectural element on the home, and appear inappropriate. Staff is recommending that these windows be revised with standard dimension windows, as shown below, as used elsewhere on the building and as outlined in the consultant memo.



3. Criteria Analysis

Minor Project Review Analysis [§153.066(J)]

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*

Criteria Met. The Minor Project makes alterations to the existing home that are consistent with all applicable plans, policies, and regulations.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. The site is not part of a previously approved Final Development Plan.

- 3) *The Minor Project is consistent with the record established by the Architectural Review Board.*

Criteria Met with Conditions. The proposal is not consistent with the record established by the ARB, given that the use of vinyl windows on a historically contributing structure is typically advised against. However, Staff supports the continued use of these windows for consistency. Staff is also recommending that the windows on the south and east elevations be modified, as outlined in the consultant report.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met. The proposal is consistent with all applicable use specific standards.

- 5) *The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.*

Criteria Met. The proposal utilizes materials and design elements to match the existing conditions. While initially concerned about the expanded use of stucco, faux stone, and white vinyl windows, Staff determined given the diminished historic integrity and workmanship of the home over time that it was more appropriate to prioritize a consistent look, rather than utilize more era-appropriate materials only on the addition. The proposal meets all other applicable requirements.

Board Order Standards of Review

- 1) *The character and materials are compatible with the context.*

Criteria Met. The proposal utilizes materials and design elements to match the existing conditions.

- 2) *Recognition and respect of historical or acquired significance.*

Criteria Met. The proposal is for the construction of an addition to the existing single-story home. While the building contains modern touches on a historic form, the architectural details are cognizant of the context.

- 3) *Compatible with relevant design characteristics.*

Criteria Met. The applicant is proposing an addition that utilizes existing exterior materials and is compatible with the existing structure.

- 4) *Appropriate massing and building form.*

Criteria Met. The mass and form of the addition are appropriate. The addition is subordinate to the original structure.

- 5) *Appropriate color scheme.*

Criteria Met. The color scheme consists of greens, grays and stone, which complements the District.

- 6) *Complementary sign design.*

Not Applicable. No signs are proposed as part of this application.

- 7) *Appropriate landscape design.*

Not Applicable. Residential landscaping is not regulated.

- 8) *Preservation of archaeological resources.*

Not Applicable. No archaeological resources are impacted by this proposal.

Alterations to Buildings, Structure, and Site

- 1) *Reasonable effort to minimize alteration of buildings and site.*

Criteria Met. The addition is modest in nature, does not significantly impact the original portion of the home and does not significantly alter the site.

- 2) *Conformance to original distinguishing character.*
Criteria Met. The new structure will largely be indistinguishable from the original structure.
- 3) *Retention of historic building features and materials.*
Criteria Met. The proposal maintains the character and matches the materials utilized on the existing home. The building has been subject to diminished historic integrity with various updates and improvements over time. Staff believes it is most appropriate to continue the use of the existing exterior materials for consistency.
- 4) *Alteration recognizes historic integrity and appropriateness.*
Criteria Met. The proposed modifications do not further impact the historic building on the site.
- 5) *Recognition and respect of historical or acquired significance.*
Criteria Met. The project is respectful of the site context within Historic Dublin. The proposed structure sits to the rear of the home and minimally impacts the front façade.
- 6) *Sensitive treatment of distinctive features.*
Criteria Met. The design of the proposed addition is sensitive to the existing structure.
- 7) *Appropriate repair or replacement of significant architectural features.*
Not Applicable. The proposal does not include repair of significant architectural features.
- 8) *Sensitively maintained historic building materials.*
Criteria Met. The proposal does not impact any historic building materials.

4. Recommendations

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

- 1) The applicant modify the windows on the south elevation as outlined in the consultant memo, subject to Staff approval.
- 2) The applicant modify the windows on the east elevation as outlined in the consultant memo, subject to Staff approval.