

21-140ARB-INF – 94 FRANKLIN STREET – CRONE RESIDENCE

Summary

Construction of an approximately 1,300-square-foot addition to the rear of an existing home, located on a 0.35-acre site in Historic Dublin.

Site Location

East of Franklin Street, approximately 275 feet north of the intersection with John Wright Lane.

Zoning

HD-HR, Historic District – Historic Residential District

Property Owner

Shannon Crone, Home Owner

Applicant/Representative

Hylas Stemen, RDS Home Design

Applicable Land Use Regulations

Zoning Code Sections 153.176 and the Historic Design Guidelines.

Case Manager

Zach Hounshell, Planner I

(614) 410-4652

zhounshell@dublin.oh.us

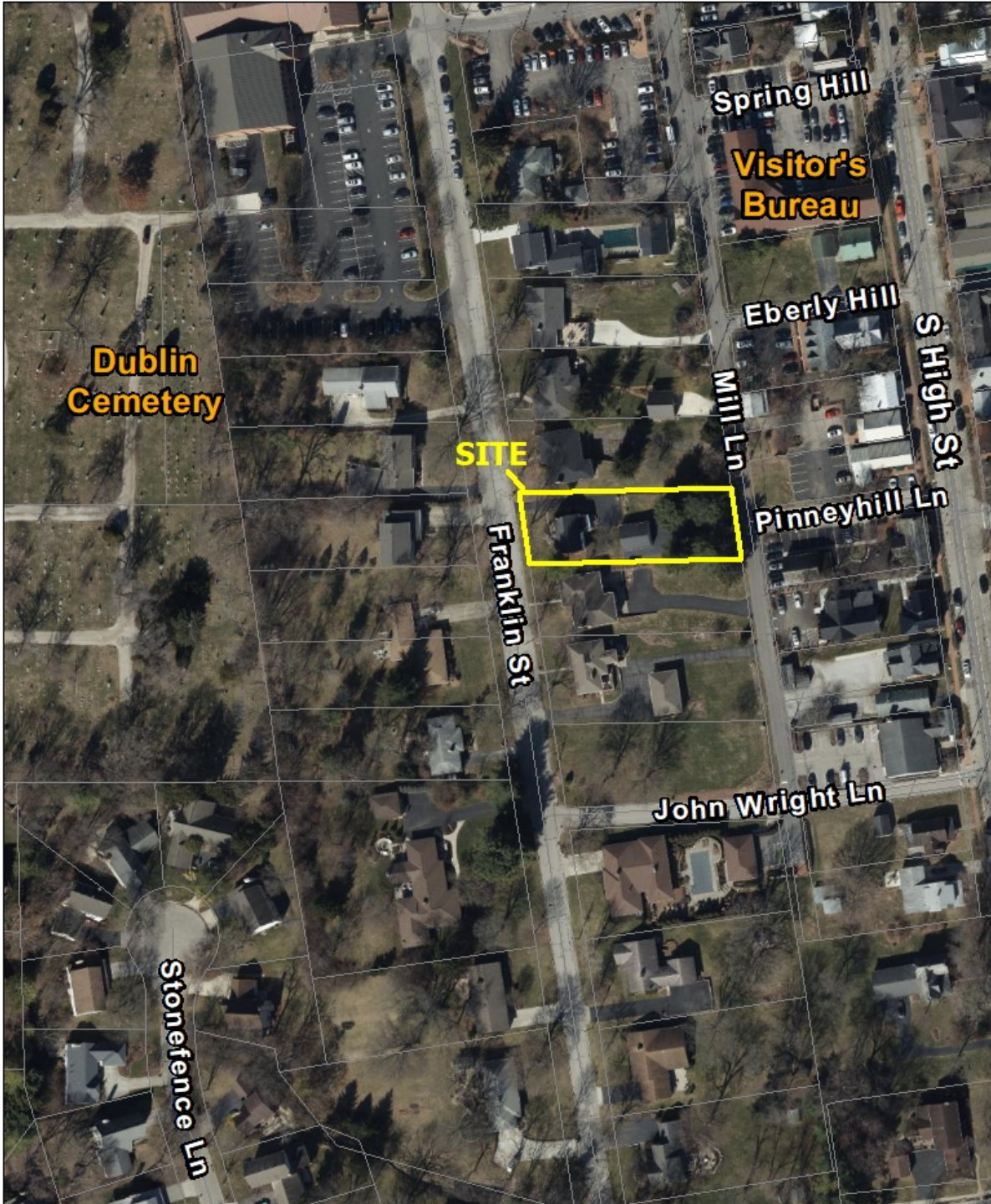
Next Steps

Subsequent to informal review and feedback, the applicant may apply for a Minor Project to be considered by the Architectural Review Board (ARB).

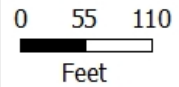
Zoning Map



1. Context Map



21-140ARB-INF
Informal Review
94 Franklin Street



2. Overview

Background

The site is located east of Franklin Street and is zoned Historic District – Historic Residential District. The site contains an existing home and detached garage on a 0.35-acre parcel. The existing one-and-one-half-story Minimal Traditional-style building was built in 1950. The home has a rectilinear footprint and rests on a concrete block foundation. The cross-gable roof is sheathed in asphalt shingles and the exterior in vinyl siding. The front door is sheltered by a small gable roof supported by decorative brackets that are original to the home. The rear of the home features an aluminum, screened sunroom leading to a small, elevated wooden deck. The home also features double-hung sash windows with fixed shutters. The home has good integrity, but is diminished by replacement materials, such as the vinyl siding, where wood siding originally clad the exterior of the building.

A Minimal Traditional-style home is a style of modern architecture that emerged in the mid-twentieth century as a vernacular form that was usually one or one-and-a-half stories in height. The style typically has low- to medium-pitched hip or gable roofs with a simplified design. Many had a dominate front-gable roof, a massive masonry chimney, little if any ornamentation, and a small, covered front porch. Additionally, garages were usually separate and set back from the main house.

Site Characteristics

Natural Features

The site is developed with mature trees located to the rear of the home. The site includes a slight grade change from west to east as you move from Franklin Street to Mill Lane. The proposed addition will require the removal of an 18-inch, and a 24-inch, crabapple trees, which were determined to be in poor health. An additional mature white pine tree to the south of the building will also be affected with the current proposal.

Historic and Cultural Facilities

The Historic and Cultural Assessment of 94 Franklin Street identifies the structure has good integrity, but is diminished by replacement materials. The home is an excellent example of a Minimal Traditional house and is recommended contributing to the Historic District.

Surrounding Land Use and Development Character

North: Historic District – Historic Residential (Residential)
East: Historic District – Historic South District (Commercial)
South: Historic District – Historic Residential (Residential)
West: Historic District – Historic Residential (Residential)

Road, Pedestrian and Bike Network

The site has frontages along Franklin Street to the west and Mill Lane to the east. The site has two driveways, one off of each frontage. No pedestrian access is provided along either frontage.

Proposal

The applicant is requesting non-binding feedback for the construction of an approximately 1,300-square-foot footprint addition to the rear of a +/-900 square foot footprint existing home, located on a 0.35-acre site in Historic Dublin.

Site Layout

The applicant is proposing to connect both the existing home and the detached garage on the site with this addition. The addition extends to the north and south of the existing structures, approximately 6 feet and 12 feet from the property lines, respectively. The addition meets the minimum 4-foot side yard setback required for lots along Franklin Street.

Additionally, a 98-square-foot patio and a 501-square-foot terrace are proposed to the northeast of the addition. The proposed deck is located adjacent to the main portion of the building addition, with the terrace providing access closer to the existing garage. The applicant is also proposing to remove the existing driveway from Franklin Drive. This will result in the property having a single vehicular access point from Mill Lane to the east.

Architectural Details

The proposed elevations provided for the Board's consideration are conceptual and do not specify final material selections or details. Final details will be required with submittal of a Minor Project Review application.

1) West Elevation – Franklin Street

The west elevation is the front-facing façade of the home. The front elevation of the existing home will not be modified with this application. However, the proposed building addition extends to the north and south of the existing home. The applicant is proposing a



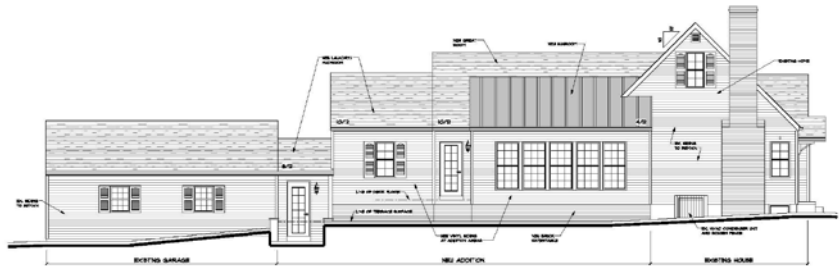
new sunroom addition in the northernmost portion of the addition, extending 11 feet from the face of the existing home. The footprint of the addition will also extend up to 6 feet from the face of the existing home to the south. The elevation provides a mix of front and side-facing gables with multiple different slopes, as well as a shed dormer roof above the sunroom. The applicant is proposing new white horizontal vinyl siding as the primary cladding material of the addition, matching the existing home. A burgundy thin brick watertable is carried along the foundation of the new addition. The majority of the addition will be sheathed in asphalt shingles. Additionally, the applicant is proposing to remove the two black awnings on the existing home windows, and propose new and replacement 4-over-4 and 6-over-6 vinyl

windows without trim. The southernmost window is proposed to have new shutters. The use of vinyl siding and windows is not permitted in the Historic District Zoning Code. Should the application move forward to a Minor Project Review, the applicant would be required to obtain a Waiver for the use of vinyl materials.

Preservation Designs recommended that the new addition should not be visible from the front of the building since it will detract from the historic character of the Minimal Traditional home. Additionally, the consultant recommends that materials for additions should be consistent with those in the original structure and complementary to the district. The original siding for the home was wood siding, not vinyl, and the original windows were likely wood sash windows with simple trim. The *Historic Design Guidelines* recommends that replacement windows should duplicate the appearance of the originals as closely as possible in the number of panes and materials.

2) *North Elevation – Side Yard*

The north elevation contains the side gable of the existing home, with the proposed variety of gabled and shed rooflines between the existing garage and the proposed addition. This

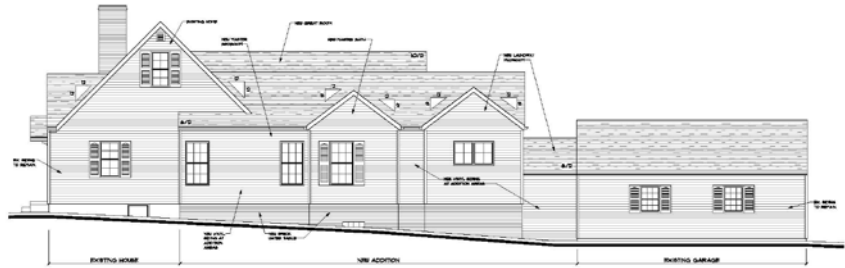


elevation details slight change in grade from the front elevation of the home to the rear elevation of the garage. The proposed addition has been designed to step down in peak height towards the existing garage to the rear of the home. The addition will require the removal of one existing window opening on the north elevation, as the applicant will remove a portion of the northeast corner of the exterior wall to fit with the proposed floorplan of the home. The addition extends towards the detached garage, where a proposed hyphen between the addition and the garage will create an attached garage. The north elevation of the addition will be clad in horizontal vinyl siding with a thin brick watertable. The elevation features a number of different window sizes and pane selections. The addition will be sheathed in asphalt shingles, with the sunroom sheathed in a black standing seam metal roof. The sunroom will feature 9-over-9 vinyl windows, with additional 4-over-4 and 6-over-6 windows used throughout the elevation. Two 12 pane doors are provided from the proposed terrace and deck.

Preservation Designs recommended that the original window opening being removed with the proposal should not be removed and covered with the addition. The consultant states that the window is part of the original core structure and its loss will impact the integrity of the building. Additionally, the consultant recommends that a metal-seam shed-roof is not appropriate for this style of building.

3) *South Elevation – Side Yard*

The south elevation contains a number of different rooflines, including the side gable of the existing home, the multiple front gables of the addition and garage, and the side-gabled dormers of the addition. The proposed addition will require the removal of one existing window opening on the south elevation, as the applicant will remove a portion of the southeast corner of the exterior wall to fit with the proposed floorplan of the home. The addition extends towards the detached garage, where a proposed hyphen between the addition and the garage will create an attached garage. The south elevation will be clad in horizontal siding and a thin brick watertable, with a variety of different window sizes and pane selections. The addition will be sheathed in asphalt shingles.



Preservation Designs recommended that the original window opening be preserved, similar to the north elevation. Additionally, the consultant recommended that the multiple rooflines of the addition need to be simplified to maintain the Minimal Traditional form of the building.

4) *East Elevation – Mill Lane*

The east elevation contains a number of different rooflines, including the existing home and garage, the shed dormer roof, and the side- and front-gabled rooflines of the addition. The materials proposed are consistent with the existing garage and home. The applicant is providing a variety of nine-over-nine windows, six-over-six windows, and six pane transom windows throughout the elevation.



Similarly, to previous recommendations, Preservation Designs recommends the simplification of rooflines and building mass to maintain the Minimal Traditional form of the existing home.

3. Discussion Questions

1) **Is the Board supportive of the proposed massing of the building addition?**

The *Historic Design Guidelines* provide recommendations regarding the overall character and building scale and mass for building additions in the Historic District. The guidelines state that additions should be distinguishable from the original structure(s); should be subordinate and secondary to the primary structure; should not destroy significant historical, architectural or cultural materials; and should be compatible with the property and

neighborhood surroundings. The Board is asked to provide feedback regarding the proposed mass of the building and whether it is appropriately scaled to the existing home and garage on the site, as well as the neighborhood context.

2) Is the Board supportive of the addition of multiple rooflines for a Minimalist Traditional home?

Minimal Traditional-style homes typically have low- to medium-pitched hip or gable roofs with a simplified design. The proposed addition would add a shed dormer roof, and a variety of side- and front-gabled roof slopes. The Board is asked to provide feedback regarding whether the different proposed roof types would impact the character of the existing home.

3) Is the Board supportive of the proposed materials?

The applicant is proposing to carry the use of vinyl siding and windows from the existing home to the proposed addition. Vinyl siding and windows are not permitted materials within the Historic District. A Waiver would be required from the Board for the use of vinyl on the addition.

4) Is the Board supportive of the removal of two existing windows, and the variety of window styles on the building addition?

The building addition would require the removal of two window openings that are original to the existing home. Additionally, the applicant is proposing a variety of paned windows throughout the existing home and the building addition. The Board is asked to provide feedback regarding whether the removal of the existing openings will impact the historic value of the property, and whether the variety in window selections is appropriate to the Minimal Traditional home.

5) Is the Board supportive of the removal of mature trees on the site?

Although the Board does not have purview over residential landscaping, the Board is asked to provide feedback regarding the potential impact to an existing mature white pine tree on the southern portion of the site.

6) Any additional considerations from the Board.

4. Recommendation

An Informal Review provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Architectural Review Board to provide feedback to an applicant regarding the proposed building addition.

Planning recommends the Board consider this proposal with respect to the proposed landscape modifications, specifically:

- 1) Is the Board supportive of the proposed massing of the building addition?
- 2) Is the Board supportive of the variety of rooflines for a minimalist traditional home?
- 3) Is the Board supportive of vinyl siding?

- 4) Is the Board supportive of the removal of two existing windows, and the variety of window styles on the building addition?
- 5) Is the Board supportive of the removal of mature trees on the site?
- 6) Any additional considerations from the Board.