

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

Summary

Construction of an approximately 1,225-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

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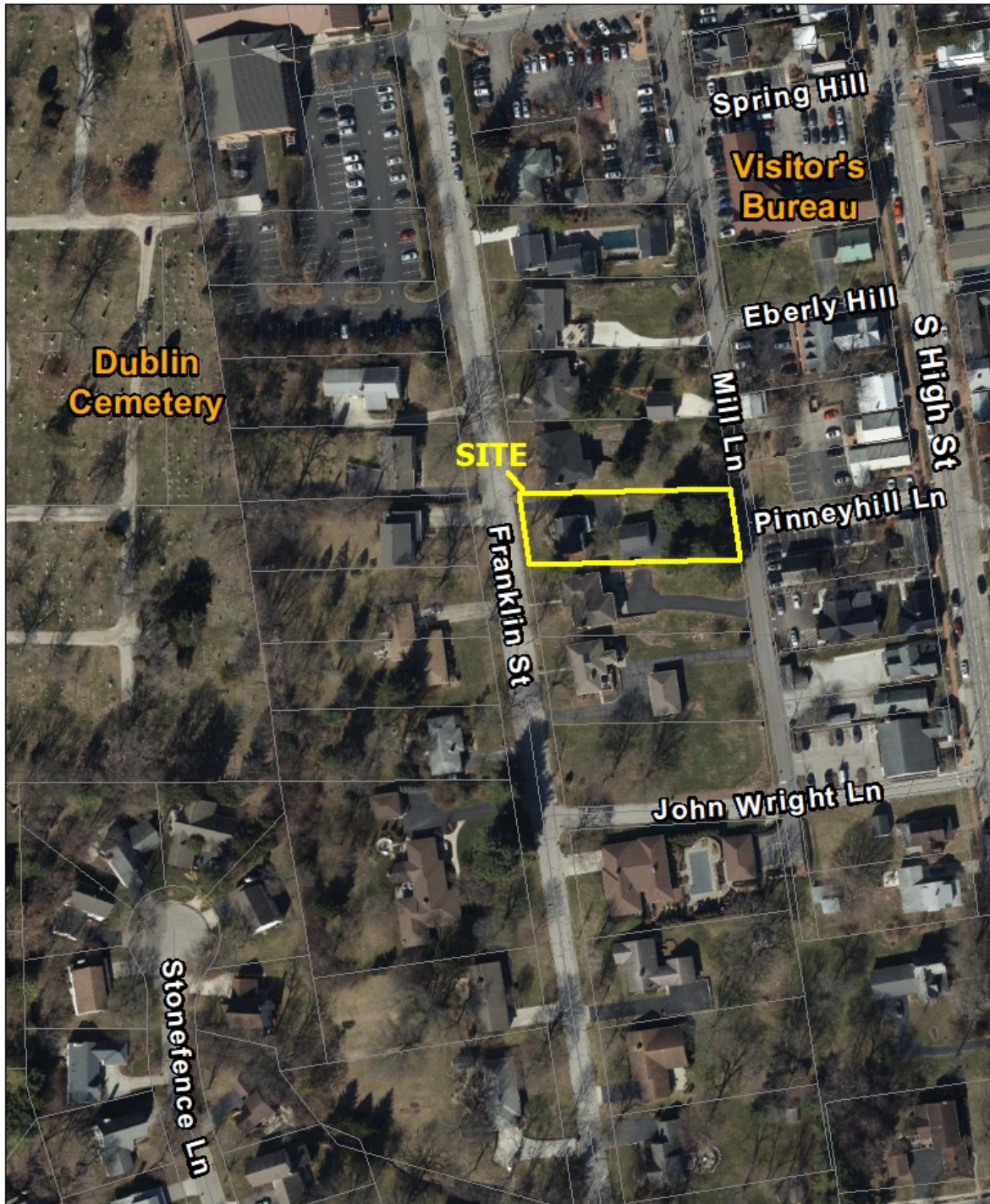
Next Steps


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



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| | <p>21-140ARB-MPR Minor Project Review 94 Franklin Street</p> | <p>0 55 110 Feet</p>  |
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2. Overview

Background

The site is located east of Franklin Street and is zoned Historic District – Historic Residential. 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 probably 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.

Case History

In October 2021, the Board generally supported the proposal for a new building addition connecting the existing home and garage, and removing the driveway providing access from Franklin Street. The Board indicated that the addition should be subordinate to the existing home in massing and size, and that vinyl material should not be used on the addition. The Board suggested that the addition should complement the Minimal Traditional design of the home by simplifying the roofline of the addition.

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 tree, which were determined to be in poor health. An additional mature white pine tree to the south of the building would not be affected with the current proposal.

Historic and Cultural Facilities

The Historic and Cultural Assessment of 94 Franklin Street identifies that 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, each with a driveway. No pedestrian access is provided along either frontage.

Proposal

The applicant is requesting review and approval for the construction of an approximately 1,225-square-foot footprint addition to the rear of an approximately 900-square-foot footprint existing home, located on a 0.35-acre site in Historic Dublin.

Site Layout

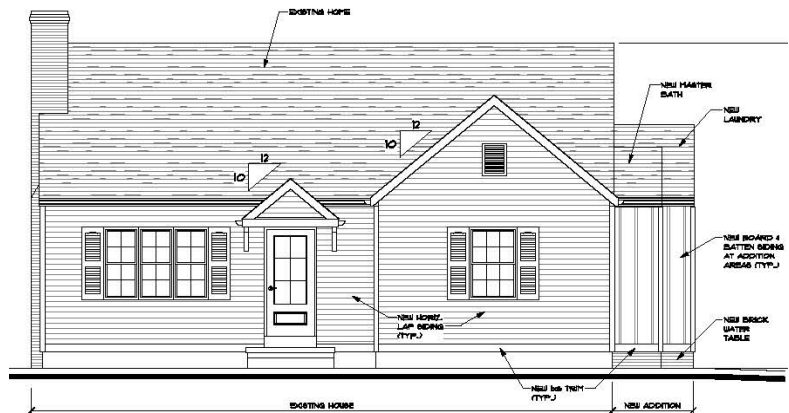
The applicant is proposing to connect both the existing home and the detached garage on the site with this addition. The footprint of the addition has been modified since the Informal Review in October, with the addition extending 0.67 feet to the north of the existing home, and 6.67 feet to the south of the existing home. In coordination with comments from the Board, the applicant has pushed the extensions of the home further east on the lot, closer towards the garage to the rear of the home. The addition meets the minimum 4-foot side yard setback required for lots along Franklin Street. The site plan includes both a new terrace and deck to the northeast of the addition; however, the applicant has indicated that the deck and terrace are not currently designed. The applicant will be required to receive approval of the deck and terrace with the Board at a future meeting.

Additionally, the applicant is proposing to remove the existing driveway from Franklin Street. This will result in the property having a single vehicular access point from Mill Lane to the east. The proposed improvements to the site result in a total lot coverage of 35.3 percent, and a building lot coverage of 18.5 percent. Both lot coverage calculations meet the Code requirements.

Architectural Details

1) West Elevation – Franklin Street

The west elevation is the front-facing façade of the home, which will not be modified with this application. The proposed building addition extends to the south of the existing home, extending 6.67 feet from the face of the existing home. This extension has been pushed back 6.33 feet from the edge of the existing home to preserve the corner of the home and maintain more of the integrity of the building. The elevation shows the side-facing gables, along with the two existing gables on the front façade of the home. The applicant is proposing to remove the vinyl siding from the existing building and garage, and replace it with new engineered-wood horizontal lap siding (LP Smartside) in a white (BM OC-57 White Heron) cedar-textured finish. Engineered wood is not a permitted material in the Historic District; however, it has been recently approved with the construction of 165 S. Riverview Street and 143 S. High Street. A Waiver is required for the use of the

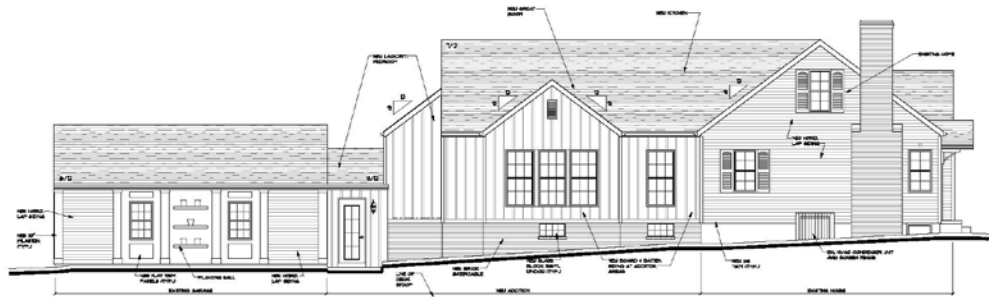


engineered wood. No information is provided on the brackets at the front porch; however, these are original, scrolled wood, and should be preserved. A recommended condition of approval addresses this.

The addition will be sheathed in black asphalt shingles (Certaineed Landmark Pro – Moire Black). Additionally, the applicant is proposing to remove the two black awnings on the existing front windows, and is proposing new 4-over-4 and 6-over-6 black aluminum-clad double-hung wood windows (Trimline Windows). Both sets of windows are proposed to have new black composite wood shutters (Atlantic Premium). Per Code requirements, the applicant is required to include functioning hardware with the installation of the shutters. The applicant is proposing a new smooth fiberglass front door (Vista Grange – Masonite) with a six-pane glass window and finished in Tricorn Black. Fiberglass is not a permitted material and requires approval of a Waiver.

2) North Elevation – Side Yard

The north elevation contains the side gable of the existing home, with the majority of the addition having a gable perpendicular to



the existing structure, and two additional side-gabled push-outs. This elevation accommodates a slight change in grade from front to rear. The proposed addition has increased in height over the Informal Review to meet the ridgeline of the existing home, where previously the addition stepped down toward the garage. The addition will no longer require the removal of one existing window opening on the north elevation, as the applicant will connect the addition on the inside of the east elevation of the home, preserving the corner of the existing home. A proposed hyphen between the addition and the garage will create an attached garage.

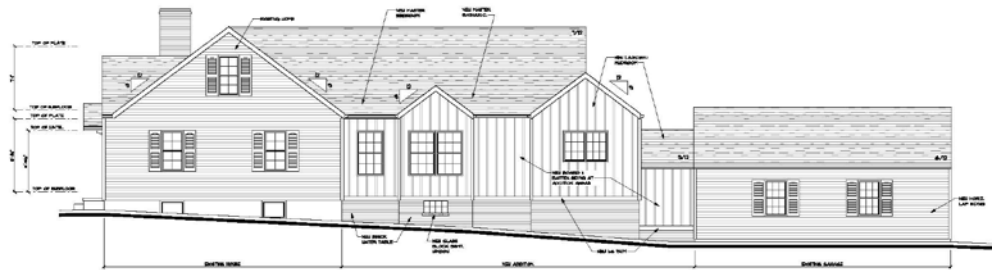
The building addition is proposed to be clad in new engineered-wood vertical board and batten siding (LP Smartside) in a white (BM OC-57 White Heron) cedar-textured finish. A detail of the board and batten has not been provided by the applicant specifying the texture and batten widths. A recommended condition of approval is provided to require the applicant to provide a material detail of the board and batten based on the suggestions provided by the Board, subject to Staff approval. A burgundy thin-brick (Acme Brick) watertable is carried along the foundation of the new addition. Thin-brick is not a permitted material within the Historic District and would require approval of a Waiver.

The applicant is proposing new and replacement 4-over-4 and 6-over-6 black aluminum-clad double-hung wood windows, with shutters only located on the existing home. The addition will be sheathed in black asphalt shingles. The applicant is proposing new 10-inch pilasters with new engineered-wood flat trim panels on a portion of the existing garage. The panels and pilasters are proposed to frame a planting wall. Staff would not recommend the use of pilasters or flat panels on the garage as they take away from the minimal nature of home, and are not typical

with Minimal Traditional houses. A recommended condition of approval addresses this. Finally, the applicant is proposing a black Craftsman-style lighting fixture next to a new fiberglass smooth side door (Vista Grange – Masonite) with a six-pane glass window and finished in Tricorn Black. A condition of approval recommends that the applicant select a traditional lighting fixture rather than a Craftsman lighting fixture, subject to Staff approval.

3) *South Elevation – Side Yard*

The south elevation has been simplified from the original submittal. The addition introduces a perpendicular

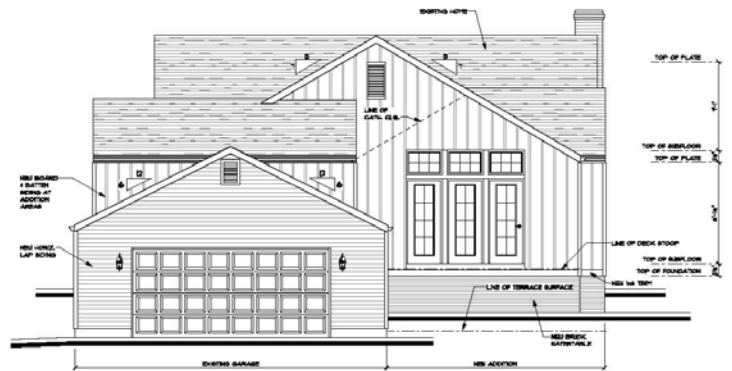


gable roof meeting the ridgeline of the existing home, two additional gable roofs, and two side-gabled push outs. Similar to the north elevation, the addition will no longer require the removal of one existing window opening on the south elevation, as the applicant will connect the addition on the inside of the east elevation of the home, preserving the corner of the existing 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 of the addition will be clad in engineered-wood vertical board and batten with a thin-brick watertable, provided to distinguish the addition from the existing home and garage.

The applicant is providing a single eight-pane glass block window within the watertable. Also shown are new and replacement 4-over-4 and 6-over-6 black aluminum-clad double-hung wood windows, with shutters only located on the existing home and garage. This elevation also includes a single 9-by-9 window on the southernmost side gable push out. The addition will be sheathed in black asphalt shingles.

4) *East Elevation – Mill Lane*

The east elevation’s rooflines have been simplified from the original submittal. The materials proposed are consistent with the other elevations. The applicant is providing three eight-pane fiberglass doors, similar to other doors proposed on the addition, which will lead out to the future deck and terrace. The three doors all include six-pane transom windows above the entrances. Finally, the applicant is proposing Fypon composite gable vents. Similar to previous applications, a condition of approval states that the applicant provide a wood gable vent in lieu of the proposed vent, subject to Staff approval.



Similar to previous applications, a condition of approval states that the applicant provide a wood gable vent in lieu of the proposed vent, subject to Staff approval.

4. Recommendation

Waiver Review Analysis [§153.176(L)]

Waiver Request 1

Requirement: §153.174(J)(1) Exterior Building Materials Standards – Façade Materials. Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding.

Request: To permit the use of engineered-wood as a primary material.

- 1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;*
Not Applicable. This Waiver request is not impacted by unique site conditions.
- 2) *The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.*
Criteria Met. The proposed engineered-wood is a high quality material that has been approved with previous residential projects in the Historic District. The product would not negatively impact the surrounding area.
- 3) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178;*
Criteria Met. The proposal generally meets the spirit and intent of adopted plans, policies and requirements.
- 4) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience;*
Criteria Met. The request does not result in a cheaper product and is not requested out of convenience. The proposed engineered wood is a high quality material that has been approved with previous residential projects in the Historic District.
- 5) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;*
Criteria Met. The proposal is a high quality, single-family home addition. This request does not negatively affect the development quality.
- 6) *The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;*
Criteria Met. A Waiver is the appropriate mechanism for an alternative primary material at the discretion of the ARB.
- 7) *The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;*
Not Applicable: The use will not change.
- 8) *In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;*

Not Applicable. The Waiver is not to a numeric standard.

- 9) *In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.*

Not Applicable. The Waiver is not to a determination of contributing or noncontributing status.

Waiver Request 2

Requirement: §153.174(J)(1) Exterior Building Materials Standards – Façade Materials. Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding.

Request: To permit the use of a thin-brick watertable as a secondary material.

- 1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;*

Not Applicable. This Waiver request is not impacted by unique site conditions.

- 2) *The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.*

Criteria Met. The proposed thin-brick watertable is minor in its usage, and can only be viewed from the side elevations on a portion of the building. The product would not negatively affect the surrounding area.

- 3) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178;*

Criteria Met. The proposal generally meets the spirit and intent of adopted plans, policies and requirements.

- 4) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience;*

Criteria Met. The request does not result in a cheaper product and is not requested out of convenience.

- 5) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;*

Criteria Met. The proposal is a high quality, single-family home addition. This request does not negatively affect the development quality.

- 6) *The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;*

Criteria Met. A Waiver is the appropriate mechanism for an alternative material at the discretion of the ARB.

- 7) *The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;*

Not Applicable: The use will not change.

8) *In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;*

Not Applicable. The Waiver is not to a numeric standard.

9) *In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.*

Not Applicable. The Waiver is not to a determination of contributing or noncontributing status.

Waiver Request 3

Requirement: §153.174(J)(1) Exterior Building Materials Standards – Façade Materials. Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding.

Request: To permit the use of fiberglass as a permitted door material.

1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;*

Not Applicable. This Waiver request is not impacted by unique site conditions.

2) *The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.*

Criteria Met. The proposed fiberglass doors are high quality material that would not negatively impact the surrounding area.

3) *The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, Historic Design Guidelines, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178;*

Criteria Met. The proposal generally meets the spirit and intent of adopted plans, policies and requirements.

4) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience;*

Criteria Met. The request does not result in a cheaper product and is not requested out of convenience.

5) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;*

Criteria Met. The proposal is a high quality, single-family home addition. This request does not negatively affect the development quality.

6) *The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;*

Criteria Met. A Waiver is the appropriate mechanism for an alternative primary material at the discretion of the ARB.

- 7) *The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;*
Not Applicable. The use will not change.
- 8) *In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;*
Not Applicable. The Waiver is not to a numeric standard.
- 9) *In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.*
Not Applicable. The Waiver is not to a determination of contributing or noncontributing status.

Minor Project Review Analysis [§153.176(I)]

- 1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.*
Criteria Met with Waivers and Conditions. The proposal meets most of the adopted plans, policies, and regulations with the approval of the material Waivers. To conform with Code requirements, the applicant will be required to provide functional hardware with the installation of the shutters. The applicant will be required to receive approval from the Board for the future installment of the deck and terrace at a future meeting.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Not Applicable.
- 3) *The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff Report, and the Director's recommendation.*
Criteria Met with Conditions. The MP is largely consistent with the record established by the ARB; however, the applicant shall provide a wood gable vent in lieu of the proposed vent, subject to Staff approval. The applicant should provide a material detail of the board and batten based on the suggestions provided by the Board.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The MP meets all applicable use standards regulations.
- 5) *The proposed improvements respond to the standards of the Historic Design Guidelines.*
Criteria Met with Waivers and Conditions. To respond better to the standards of the *Historic Design Guidelines*, the applicant shall select a traditional lighting fixture, rather than a Craftsman style, to compliment the traditional nature of the home. Additionally, the applicant shall remove the proposed flat panels and pilasters on the north elevation of the garage to avoid adding extra ornamentation, where none existed (Section 4.4 of the Guidelines);
- 6) *The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.*
Criteria Met. The proposal to add an addition to the existing single-family home does not take away from the fabric of the neighborhood and is subordinate to the existing structure.

7) *The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Design Guidelines.*

Criteria Met. The proposal is appropriately sited and conforms to the requirements of 153.173, and additionally is designed to be subordinate to the existing home.

8) *The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.*

Criteria Met with Waivers. The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines with the approval of material Waivers.

4. Recommendation

Planning recommends **approval** of the proposed Waivers for:

- 1) §153.174(J)(1) Exterior Building Materials Standards – Façade Materials – Engineered Wood;
- 2) §153.174(J)(1) Exterior Building Materials Standards – Façade Materials – Thin-brick; and,
- 3) §153.174(J)(1) Exterior Building Materials Standards – Façade Materials – Fiberglass.

Planning recommends **approval** of the proposed Minor Project with conditions:

- 1) The applicant include functioning hardware with the installation of the shutters;
- 2) The applicant provide a material detail of the board and batten based on the suggestions provided by the Board, subject to Staff approval;
- 3) The applicant remove the proposed flat panels and pilasters on the north elevation of the garage;
- 4) The applicant shall preserve the original brackets at the front door;
- 5) The applicant select traditional lighting fixtures, subject to Staff approval;
- 6) The applicant provide wood gable vents, subject to Staff approval; and,
- 7) The applicant receive approval from the Architectural Review Board for the future installment of the deck and terrace.