

# 22-007ARB-MPR – 94 FRANKLIN STREET – CRONE RESIDENCE

## Summary

Construction of an approximately 198-square-foot sunroom 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

## 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

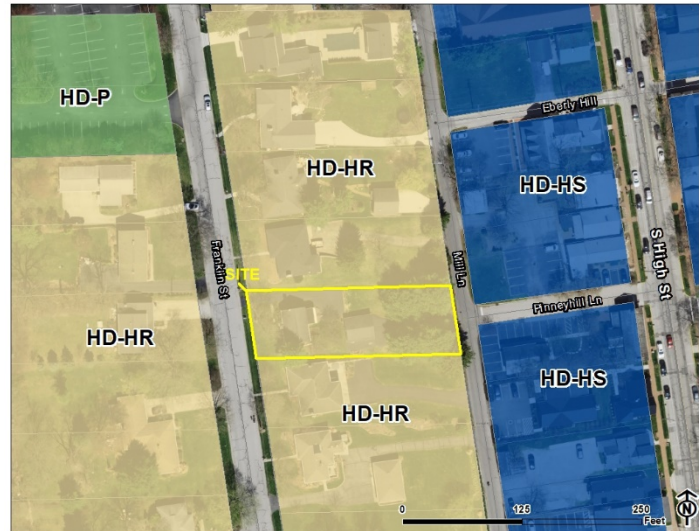
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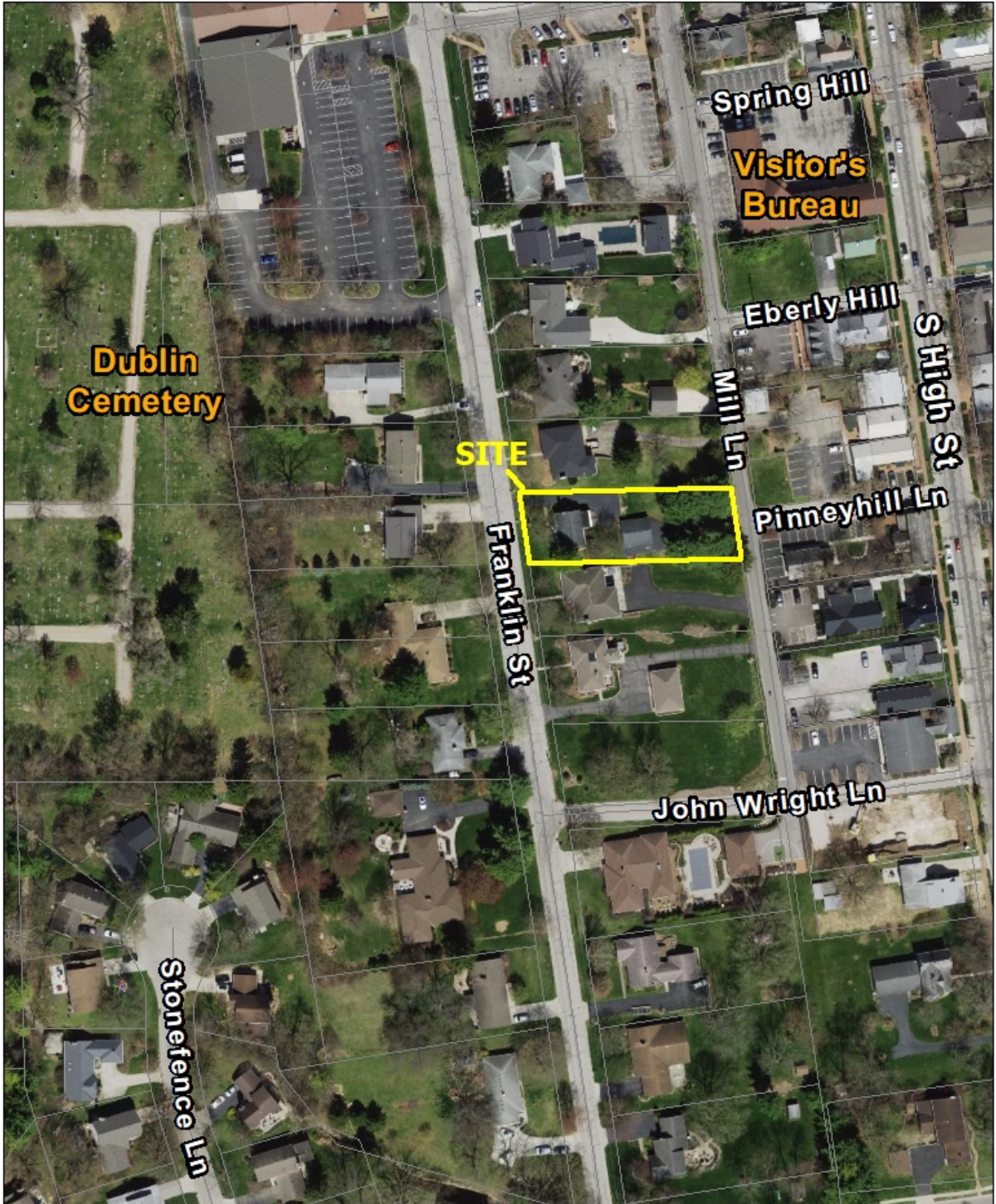
## Next Steps



Upon review and approval of the Minor Project Review by the Architectural Review Board (ARB), the applicant may file for building permits through Building Standards.

## Zoning Map



# 1. Context Map



 <p>City of Dublin</p>	<p>22-007ARB-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 December 2021, the Board approved a Minor Project with six conditions for the construction of an approximately 1,225-square-foot addition to the rear of the existing home, which included the approval of three Waivers for building materials. One of the conditions required the applicant to receive approval from the Board for the installation of the deck and terrace. Additionally, the Board provided feedback on a potential sunroom addition to the approved building addition. The Board was generally supportive of the sunroom, but requested more information on how it will aesthetically fit with the rest of the home from all elevations and how it would impact the adjacent property owners.

### 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 from Franklin Street to Mill Lane.

#### *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 198-square-foot sunroom addition to the rear of a previously-approved building addition on the existing home. The proposal includes the new sunroom, deck and patio layout, and gable vent materials, which were subject to conditions of approval in December 2021.

### *Sunroom*

The applicant is proposing a new 198-square-foot sunroom addition located on the north side of the previously-approved building addition for the home, and will replace a bump out from the great room of the home. The proposed sunroom is approximately 18 feet wide and 11 feet deep, and is located 6.19 feet from the northern property line with a total side yard setback of approximately 21.14 feet. The sunroom addition meets the minimum 4-foot side yard setback and the 12-foot total side yard setback for the lot. The sunroom is located approximately 6.5 feet east of the original foundation of the home, and extends approximately 9.7 feet past the north face of the original home.

The sunroom will mimic the approved building addition in design and materials, featuring a side-gabled roofline, black asphalt shingles, white engineered-wood vertical board and batten, and a thin-brick watertable (Waivers approved in December 2021). The addition will include four 6-over-6 black aluminum-clad double-hung wood windows on the north elevation, three on the west elevation, and two on the east elevation. The proposed windows match the style of approved windows on the approved building addition. The east elevation includes a new 12-pane fiberglass door, matching the Waiver-approved door materials on the home. The addition of the larger sunroom does require a modification of the window between the sunroom and the original home, decreasing the size from a 6-over-6 double-hung window to a single 4-pane window.

### *Deck/Terrace*

The applicant is proposing a new 245-square-foot deck and 546-square-foot terrace east of the sunroom and building addition. Both the deck and terrace were shown on previous applications, but a condition of approval from the December 2021 hearing required the applicant to provide additional design details for both items. The proposed deck is constructed of composite wood board (Timbertech Edge Prime+) in a light brown finish (Coconut Husk). The deck will be enclosed by a 3.5-foot tall black aluminum cable railing. The base of the deck is proposed to be screened by a vertical lattice material that is not specified within the materials. The applicant should work with Staff to finalize the lattice material, subject to Staff approval, as recommended in a condition of approval.

The proposed terrace is constructed of a red brick edge with an exposed aggregate concrete center. The brick is proposed to match the approved brick color of the watertable of the home. The aggregate is proposed to be a mix of light gray (Luna) and tan (Southern Cross). Both the deck and terrace meet the minimum 4-foot side yard setback from the north property line.

### *Gable Vents*

The applicant has provided additional information regarding the proposed Fypon gable vents for the home. The applicant originally proposed the material with the previously approved building addition application, but did not receive approval of the Fypon material, as it is not a considered material within the Historic District. Fypon is a urethane foam-based material that is molded to a desired configuration and finish. The Fypon material is more sustainable and low maintenance than wood. Approval of a Waiver is required for the use of Fypon within the Historic District.

## 4. Review Criteria

### Waiver Review Analysis [§153.176(L)]

#### Waiver Request 1

Requirement: §153.174(J)(2) Exterior Building Materials Standards – Façade Materials. Other high quality synthetic materials may be approved by the required reviewing body with examples of successful, high quality installations in comparable climates.

Request: To permit the use of wood-textured Fypon for gable vents.

- 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.
- 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 Fypon material is a high quality material that is designed to be more sustainable and maintenance free than wood products, but replicate the design of wood. The use of the product is limited to vents and 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 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.
- 8) *In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;*  
Not Applicable.
- 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.

**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 Condition. The proposal meets the adopted plans, policies, and regulations with the approval of the material Waiver. The applicant should work with Staff to finalize the lattice material, subject to Staff approval.
- 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. The MP is consistent with the record established by the ARB and consistent with the recommendations of 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. The proposed improvements are sensitive to the standards of the *Historic Design Guidelines* for building additions.
- 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 the sunroom and patio to the already-approved 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. The proposal meets all applicable zoning regulations and responds to the standards listed in the Guidelines.

#### 4. Recommendation

Planning recommends **approval** of the proposed Waiver to §153.174(J)(2) – Façade Materials to permit the use of wood-textured Fypon for gable vents.

Planning recommends **approval** of the proposed Minor Project with the following condition:

- 1) The applicant work with Staff to finalize the lattice material, subject to Staff approval, prior to submittal of building permit.