

**H**istoric Dublin has a unique character. Perhaps because the community experienced such gradual growth until the late 20th century, much of what was built in the 19th century still defines the physical environment today. Other important factors, however, contribute to the physical character of the area. The most dramatic feature is the topography of the site. John Sells picked a prime site for the settlement of a town, since it was on the high west bank of the Scioto River, protected from flooding. The change in elevation between Riverview Street and High Street is considerable, with a further dramatic drop to the river itself. This change of elevation leads to steeply sloping yards behind the buildings on the east side of High Street, and a varied topography providing vistas of the river and its valley.

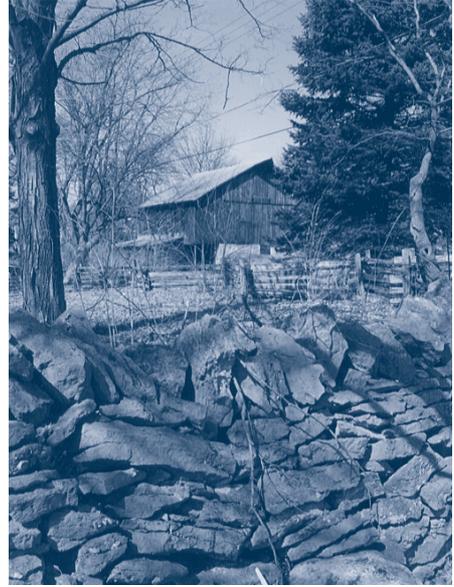
Another factor which shaped the character of Historic Dublin was the ready availability of desirable building materials – dense woods, clay, and limestone. The limestone, known as Columbus Limestone, is highly fossilized, which gives it a rough texture that is distinctive when used either in its natural state or as cut and finished building stone. The extensive use of limestone in the construction of dry-laid low stone walls, foundations, stoops, and entire buildings distinguishes Historic Dublin from any other central Ohio community. Much of the stone construction dates from the early 19th century and has survived intact, a testament to the stone's permanence as a construction material.

Brick walls and wood siding also appear extensively throughout Historic Dublin buildings; brick is used as a paving material as well. Wood siding appears in a number of forms, including various kinds of horizontal, vertical, and shaped shingle siding. Wood is also used for fencing, porches, and decorative ornamentation on buildings.

Perhaps the most definable characteristic of Historic Dublin is its intimate, small village scale. The buildings are located close together, along the sidewalk, and range from one to two-and-one-half stories in height. Nearly all of the buildings have a residential quality, in contrast to the centers of many other historic Ohio communities that have a continuous streetscape of commercial buildings with storefronts, cornices, and shared party walls. The spaces between the buildings offer owners and tenants opportunities to create small gardens, seating areas, and open space. Mature street trees also contribute to the character of a well-established community.

The architecture of Historic Dublin spans a period of nearly two centuries. Some of the buildings possess characteristics of specific architectural styles; however, the vast majority are vernacular in character. Although many of the same building forms can be found elsewhere in central Ohio, the combination of building materials, physical setting and spatial relationships among the buildings make Historic Dublin unique.

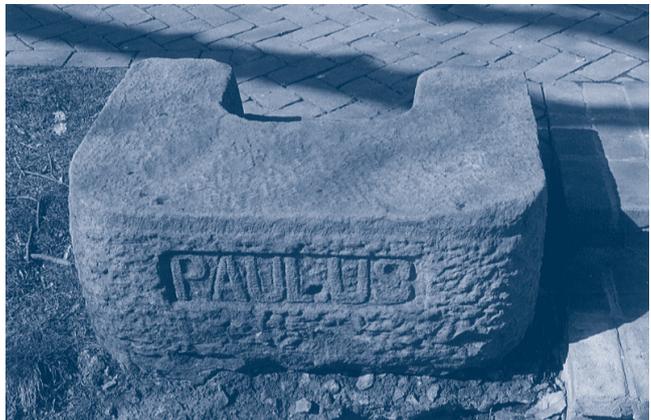
**(Photo 9)** One of Dublin's distinctive features is its dry-laid stone walls, built from locally-quarried Columbus Limestone. This example is at the south end of South High Street.



**(Photo 10)** Columbus Limestone commonly was used not only for stone walls, but also for foundations, lintels and sills at doors and windows, and architectural trim. In some cases, as here at 16 North High Street, entire Dublin buildings were built of the local stone.



**(Photo 11)** Stone also could be found in items of street furniture such as this 19th century step-block, which was used for boarding a carriage or climbing onto a horse.





**(Photo 12, left)** Ohio's high-clay soil has yielded abundant raw material for brick buildings since very early in the 19th century. Brick structures are not as common in Historic Dublin as in other historic districts in central Ohio, but the building at 119 South High Street is a particularly well preserved example.



**(Photo 13)** Brick is popular as a paving material for sidewalks in Historic Dublin. It adds color and texture to the streetscape and requires relatively little maintenance.



**(Photos 14 and 15)** Wood architectural elements in Historic Dublin include horizontal siding and shaped shingles, as well as ornamental porches. These examples are at 75 and 138 South High Street.



## Historic Dublin Building Types

### I-House

The I-House, which was an extremely common vernacular house form throughout the Midwest, is characterized by its two-story height, either a gabled or hipped roofline, and single room front-to-back depth. These buildings are typically three, four, or five bays wide and in Dublin can be found in stone, brick, and frame. A number of these buildings are among the oldest in Dublin, including those at 6 South High Street (1832), 18 South High Street (1840), 37 South Riverview Street (1833) 83 South Riverview Street (1824), and 109 South Riverview Street (1824). Variety among these buildings exists primarily in the treatment of entrances – some have simple entrances with paneled wooden doors, while others have more elaborate treatments such as the brick house at 109 South Riverview Street, which has a Federal entrance with a simple transom and six-over-six windows; and the stone residence at 37 South Riverview Street, with its Greek Revival entrance with transom, sidelights, and paneled recess. Over time, these buildings sometimes acquired one- and two-story additions, frequently constructed in wood frame.



(Photo 16, left) One example of the **I-House** form is located at 6 South High Street and is in commercial use.



(Photo 17, above) This three-bay house at 37 South Riverview Street is an excellent example of both an early **I-House** and of local limestone construction. Note the large quoins that add structural stability at the corners.

(Photo 18) **I-Houses** often were built as five-bay structures. This brick example at 109 South Riverview Street dates from 1824 and is a very early example of the **I-House** form. It had direct roots in the Colonial architecture of 18th century New England.

## Story-and-a-Half Cottage

Examples of these buildings, which generally date from the 1820s to 1850s, appear in wood frame, brick, and stone. The stone examples are the most distinctive, as they do not appear anywhere else in quantity in Franklin County. Typical features of this form in Dublin include gabled rooflines with standing seam metal roofs and multi-paned double-hung windows (some six-over-six and two-over-two window sash are still visible on older buildings). The doorways vary from simple wood paneled doors to more elaborate examples such as at the those at 63 South High Street, which has a handsome Greek Revival entrance with transom, sidelights and detailed woodwork; and 63 South Riverview Street, which has unusual wood siding cut to resemble stone.



**(Photo 19)** Historic Dublin has several examples of the **Story-and-a-Half Cottage**. The one at 63 South High Street is unusual because of its stone construction.

## Gabled Ell

The Gabled Ell form began to appear in the post-Civil War era and was common throughout the late 19th century. As the name implies, Gabled Ell houses are irregular in plan, with a right angle where the wing and the main body of the house meet, and an intersecting gable roofline. The houses are usually constructed in wood frame or brick and can be one, two, or two-and-a-half stories in height. The entrance is frequently located in the wing, and decorative porches are a common feature. Examples in Dublin exhibit some late 19th century stylistic characteristics such as the Italianate projecting bay on the building at 35 South High Street; the Italianate round-arched windows on the brick building at 167 South High Street; and a one-and-a-half story version at 119 South High Street.

**(Photo 20)** An excellent example of the **Gabled Ell** is at 119 South High Street. The gable is a dominant design feature, and the entrance doors are tucked back under the porch that occupies the ell.



**(Photo 21)** At 167 South High Street is a **Gabled Ell** house larger in scale than others in Historic Dublin. This building's character is enhanced by architectural elements such as the projecting bay on the south, round-arched windows, a cross gable in the wing, and a high stone foundation.



## Bungalow

The Bungalow gained popularity during the early years of the 20th century. In Dublin, the examples of this house form are modest one or one-and-a-half-story frame residences with gabled rooflines, dominant front porches, and a generally restrained, unornamented design.



**(Photo 22)** This **Bungalow** is at 17 North Riverview Street. Its simple design, low roof pitch, and prominent porch all are classic elements of this building type.

## Ranch

Dating from the post-World War II era, the Ranch house became an extremely popular house form in the 1950-1970 period. These houses are interspersed among historic buildings along Riverview and High Streets and are clustered on Franklin Street. Characterized by a single-story form, low horizontal profile, and shallow-pitched gable or hipped roofline, these houses typically feature attached garages, minimal porches, and large picture windows, and are faced in brick, wood, stone and stucco. Because of the topography in Historic Dublin, some Ranch houses have lower levels that are above ground level at the rear. Other Ranch houses, especially along Franklin Street, have greater setbacks from the street than is typical in Historic Dublin.



**(Photo 23)** The **Ranch house** at 126 Franklin Street took advantage of its site to gain a second level at the rear while still maintaining its one-story form at the front. The brick banding and corner windows added some variation to the design.

## Commercial

The commercial architecture of Historic Dublin is unusual because it consists primarily of separate buildings with 19th century residential forms (although in many cases they have always contained a commercial use); most other Ohio communities have a continuous streetscape of buildings. This is partially due to the age of the buildings in the commercial area of High Street, since many of the structures pre-date the mid-19th century Italianate period when many downtown areas throughout Ohio were constructed. In addition, early inns and taverns were modeled after residential buildings, and Dublin has two early examples at 6 South High Street (1832) and 105-109 South High Street (1842). Other buildings originally had residential uses and were converted to commercial uses over the years. The large commercial storefront window is relatively rare in Historic Dublin, although there are a few. One example of a building with a traditional “commercial” character is the single story false-front frame building at 32 South High Street, where large storefront windows dominate the facade. Another is the building at 50-52 South High Street, which has the form of an I-House with storefronts added at a later date.

**(Photo 24)** The former tavern at 105-109 South High Street is an early commercial structure in Historic Dublin. It was built in a form derived from residential architecture rather than a commercial form more typical of Ohio downtown areas.

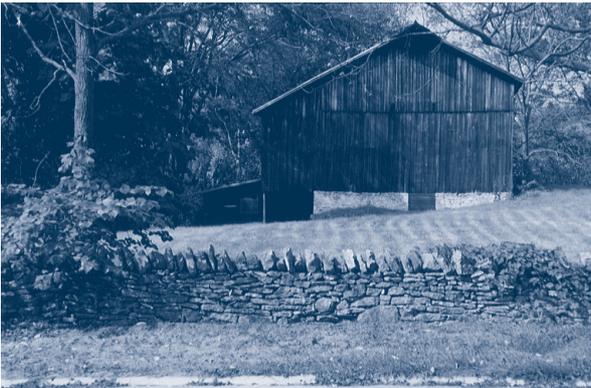


**(Photo 25)** At 32 South High Street is one of the few historic commercial-form buildings in Historic Dublin. It is a one-story building and has a typical arrangement of a center entrance flanked by large display windows. A high false front gives the building a more commanding presence along the streetscape.



## Barns

Although they were probably more numerous in the past, a few well-preserved barns still exist at the southern edge of Historic Dublin. One is located on South High Street at the intersection of Waterford Drive; the other is located on South Riverview Street at the edge of the former quarry. Although they differ in form (the one on South High is a bank barn with entrances at two different levels), they are both at least two stories in height with gabled rooflines. One features horizontal and the other vertical siding but both have very small window openings and traditional barn doors. These barns are physical reminders of the strong agricultural links to the history of Dublin and Washington Township.



**(Photo 26)** The barn at Waterford and South High Street links Historic Dublin to its agricultural past. The high stone foundation and weathered siding of the barn blend with the open field and dry-laid wall to add to the character of the south end of the historic district.



**(Photo 27)** At the south end of Riverview Street is a barn of more recent date than the one on South High Street. This example rests on a ceramic block foundation and has horizontal rather than vertical siding.

## Garages and Outbuildings

A number of older garages and outbuildings have survived in the rear yards of Historic Dublin properties. In many cases, these buildings are accessible from the alleys that run between the streets of Historic Dublin. Carriage houses are rare but garages are a common sight. Among the most common are frame, gable-roofed garages with either horizontal siding or vertical plank siding (similar to that on the barn located on South High Street). Outbuildings exist as both free-standing structures and those that have been incorporated into the main building over time. These outbuildings may have originally been used as kitchens, workshops, storage or garden sheds. Although clearly secondary structures, they contribute to the character of the back yards and alleys in Historic Dublin.

**(Photo 28)** Historic Dublin's alleys are enlivened by a wide variety of outbuildings of varying ages. Most, like this example at the rear of 83 South Riverview Street, are of frame construction.



**(Photo 29)** Often a row of outbuildings will create a secondary streetscape along one of Historic Dublin's alleys. These structures are an example and are located along North Blacksmith Lane between High and Riverview.



## One-of-a-kind Buildings

Not all buildings fall within the building types described previously. Some are unique in Dublin and stand out for their level of detail or creative use of materials. One such building is located at 22 North High Street and draws upon the Queen Anne style, from the late 19th century, for its design. It uses decorative detail characteristic of this style on the porch, around the windows, and in the paneled areas beneath the roofline.

Another example is the two-and-a-half story stone and frame building located at 75 South High Street. It appears to have been a single-story stone building that was expanded in the late 19th century. The combination of horizontal and decorative shingle siding, shaped architraves around the window openings, and the carved front porch are all features popular during the late 19th century.

The Gothic Revival style Dublin Community Church (1845) is the only historic church building still used for its original purpose in the heart of Historic Dublin. Its steeply-pitched gable roof and pointed-arch openings are characteristics of this style.



**(Photo 30)** One of Dublin's unique buildings is this Queen Anne style cottage at 22 North High Street. The style is usually associated with large, rambling houses, but this modestly-scaled example has all the style's spotting features: a complex roof form, an irregular plan, a variety of siding materials, and a high level of ornamentation.



**(Photo 31)** The building at 75 South High Street has a blend of masonry and frame construction that gives it a unique character. Like other residential-form buildings in the historic district, this structure has been creatively adapted to a commercial use.



**(Photo 32)** The Dublin Community Church remains a landmark in modern Dublin. Its Gothic Revival style and its open setting make it a suitable anchor for the west side of the Historic Dublin District.

## Contemporary Buildings

Historic Dublin is a dynamic and changing area, as evidenced by the amount of recent construction within the area. The architecture of buildings constructed within the last 30 years varies in scale, materials and architectural detailing.

A number of newer individual commercial buildings have been scattered along both North and South High Street. While their one- to two-story scale and their setbacks tend to be fairly consistent with the historic patterns of development in Historic Dublin, variations in form and materials identify them as more modern structures. For example, they tend to have more shallow-pitched rooflines; several have contemporary horizontal ribbon or single pane vertical windows; and the exterior materials include vertical wood siding, artificial siding, or concrete block, which are not typical of the historic buildings in the area.

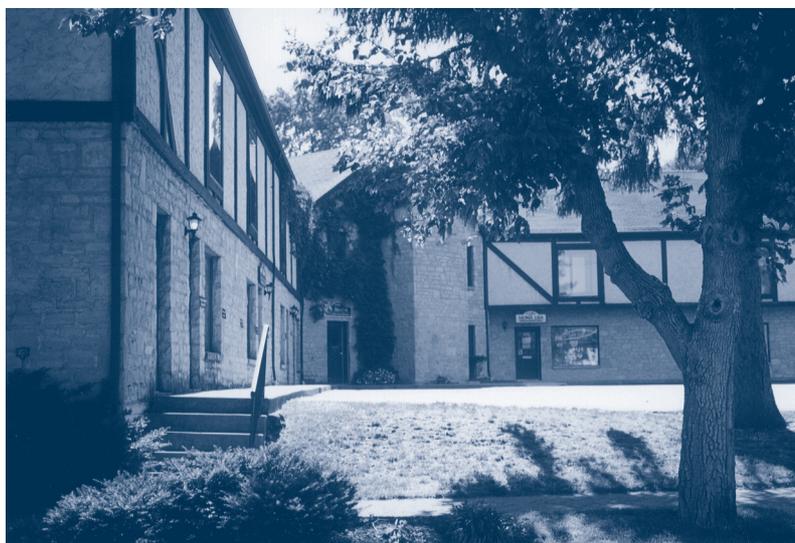
Two examples of larger scale commercial developments, located at 55 South High and 100 North High Street, share some common characteristics. They are both two stories in height, set back from the street to allow for on-site parking in front, and feature stone and stucco exteriors.

The Dublin Branch of the Columbus Metropolitan Library, located at 75 North High Street, is a large single-story structure which also utilizes limestone on its exterior. It is set fairly close to the road with parking located to the side and rear of the building.

New homes have also been constructed within Historic Dublin, with the majority located along South Riverview Street. They reflect the current trend toward two-story homes rather than the earlier Ranch homes built several decades ago. These houses generally maintain the traditional setbacks and the residential character of the neighborhood where they are located.

**(Photo 33)**

Contemporary commercial architecture in Historic Dublin is represented by the large structure at 55 South High Street. The building's narrow end faces the street and its parking lot is set back from the street.





**(Photo 34)**

The Dublin Branch of the Columbus Metropolitan Library has a contemporary design but employs traditional materials such as the light-colored limestone typical of Historic Dublin.



**(Photo 35)**

Contemporary homes in Historic Dublin, such as this example along South Riverview Street, generally have maintained the traditional set-back and have taken advantage of existing trees as part of their overall design.

## Environmental Features

Both natural and man-made environmental features play a prominent role in defining the character of Historic Dublin. The most significant of these features is the Scioto River. It forms the eastern boundary of the district; provides a “greenway” corridor linking the areas north and south of the bridge; and establishes a strong physical and visual connection to the community’s early history.

Wooded ravines (Indian Run on the north and Cosgray Ditch on the south) form natural boundaries for the Historic Dublin area. These ravines also reinforce the importance of the physical connection of Historic Dublin to the Scioto River.

Also located at the southern end of Historic Dublin is the site of the former stone quarry. This quarry, located adjacent to the Scioto River, played an important role in the physical development of Dublin and Washington Township as evidenced by the extensive use of limestone for building purposes.

Unlike any other historic central Ohio community, Dublin possesses an abundant number of low, dry-laid stone walls. Many probably date from the early 19th century, although even more recent examples contribute to the character of the area. These walls are one of the most significant and distinctive historic elements in the community’s physical environment.

The area possesses a very strong sense of place. The combination of its largely vernacular architecture; intimate village scale with spaces between the buildings; variations in landforms and topography; and patterns of streets, alleys, sidewalks, paving materials, stone walls, mature street trees, and other environmental features create a visually interesting environment worth protecting and preserving.

**(Photo 36)** The Scioto River forms a strong eastern boundary for the Historic Dublin Historic District. Public walks and pavilions connect the district with the river and its deep ravine.





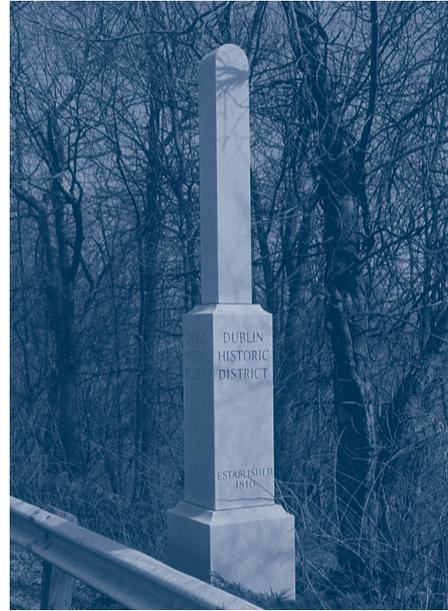
**(Photo 37)** At the south end of today's Historic Dublin, traces of the former stone quarry can still be seen. Much of the district's building stone came from here.



**(Photos 38 and 39)** Dublin's readily-available limestone found its way into the area's distinctive stone walls. These photos show a historic wall, distinguished by its top row of vertical stones, and a more recent wall, which uses a variety of stone in addition to limestone.



**(Photo 40)** Historic Dublin is marked by distinctive stone pavilions at all four entrances to the historic district. These identify the district as a place of special character.



**(Photo 41)** Modestly-sized buildings, an intimate sense of scale, and a combination of varied architecture and an inviting, tree-shaded streetscape all contribute to Historic Dublin's appeal.



## Buildings Outside Historic Dublin

There are a number of historic buildings that are located outside the boundaries of Historic Dublin but are still protected by the Architectural Review Board. They are individual structures scattered throughout Washington Township and a number of them have been incorporated into the City of Dublin. Examples of these properties include the stone four-bay I-house located at 5707 Dublin Road, and the mid-19th century Italianate brick Coffman House at 6659 Coffman Road.



**(Photo 42)** The James Davis House, a little south of the historic district at 5707 Dublin Road, is one of the properties outside Historic Dublin that receives Architectural Review Board protection.



**(Photo 43)** The Coffman House at 6659 Coffman Road, home of the Dublin Historical Society, also is a designated historic property.