



MEMO

To: Lori Burchett, AICP
Planner II, City of Dublin

From: Christine Trebellas, AICP, LEED Green Associate
Historic Preservation Consultant

Date: July 7, 2017

Re: Preliminary Review of 5927 Rings Road Addition

INTRODUCTION

The 5.02-acre property located at 5927 Rings Road is listed on the National Register of Historic Places as part of the Washington Township MRA (Multiple Resource Area). It contains a two-story gable-roof brick house dating to ca. 1855 (date based on Franklin County Auditor website and architectural characteristics). The residence has a stone foundation, a rectangular plan, a gable-front wood-frame porch, a seam-metal side-gable roof, two interior brick chimneys and decorative Italianate brackets along the roofline. The six-over-six light sash windows have stone sills and lintels while wood-frame Gothic-arc windows provide light to the attic. The seven-panel Greek Revival-style wood front door has sidelights and a transom with decorative molding and brackets. Several rear extensions include an approximately 21' x 22' one-story gable-roof brick component, an approximately 7' x 12' one-story wood-frame addition, an approximately 7' x 10' one-story brick addition, and an approximately 19' x 20' one-story wood-frame garage with a slate roof. The gable-roof brick extension appears to be original to the house or a very early addition since it has the same brick and brick coursing (5-course American bond) and a continuous stone foundation. It also has a similar seam metal roof and six-over-six light sash windows with stone sills and lintels.

The current proposal calls for the demolition of the 19' x 20' attached garage along with the rest of the one-story extensions. Only the two-story rectangular brick center structure will remain. The property also contains several outbuildings and features, including two bridges over a small creek, a barn, a tractor shed, two garages, and a small rectangular building with an exterior brick chimney. The smaller of the two garages (the east garage) will be demolished in the current proposal as well.

COMMENTS ON THE PROPOSED ADDITION & ADDITIONAL THOUGHTS

Overall, I do not think the proposed design has achieved the goal of being "subordinate" to the original structure. The proposed addition is almost three (3) times the size of the remaining historic building, not including the attached three-car garage. The proposed east addition with the master bedroom is more sympathetic than the west addition containing the multi-purpose room and garage. The east addition is set back from the historic building and does not appear to engulf it in plan or elevation; its height is also nicely scaled down from that of the historic

structure so it does not overpower it. My only concern is that the addition is only 8'-7" from the neighboring property line and would check with local zoning for side yard regulations.

The proposed west addition, on the other hand, is almost the same width and height as the historic core structure in elevation and almost twice the size in plan. It overpowers the historic structure. There is no "breathing room" between the historic building and the new; the new addition almost completely engulfs the old. This will be apparent along the front and side of the building exposed to the public street. Preferably, any large addition (such as the three-car garage) should be to the rear of the property where it is not visible from the street and will not have a significant visual impact on the historic structure. Any addition should set back from the front of the main house, possibly along the 80' building line, so it does not compete with the original structure.

The proposed addition to the rear of the core historic structure contains the kitchen and family room on the lower level and bedrooms on the upper level. Although it will have limited visibility from the street (hopefully), the addition still overpowers the original structure since it is almost the same size in plan and elevation. And like the proposed west addition, there is no "breathing room" between the original and the new. Perhaps by reducing the size of the west garage and multi-purpose room addition, the rear portion will have less of an impact on the main historic house.

In addition, I have concerns about the demolition of portions of the existing structure. The brick extensions to the main house may be original or very early additions to the building. As such, they may contribute to the historic character of the National-Register listed building. I would avoid removing historic material if at all possible, especially if it is in good condition. (Exceptions can be made for deteriorating materials or structures that pose a health and safety issue, but documentation must be provided.) Plans of the existing home as well as photographs would be helpful to determine the extent of the historic fabric that would be removed. It also appears that several windows in the existing historic core building will need to be removed, modified, or enclosed. These windows are character-defining features of the National-Register eligible property and should be maintained if possible.

However, the proposed front porch is a pleasant addition to the historic structure. The existing porch appears to be a much later addition to the structure. The proposed porch retains the seven-panel wood door with its transom and sidelights while referencing the Italianate features of the structure.

(The comments above are provided to suggest issues that should be addressed before the owner proceeds with plans to demolish portions of the existing historic building and build an addition. These comments are based on the reviewer's professional experience and judgment regarding historic architecture and preservation projects. However, these comments do not (and cannot) identify every issue that may be of concern to the City of Dublin and its various review boards. As always, the final determination of these issues lies with the City of Dublin.)

PHOTOGRAPHS



1. Current view of the 5927 Rings Rd. from the north. Character-defining features include the front door with transom and sidelights, the six-over-six light sash windows with stone sills and lintels, the seam metal side-gable roof with decorative Italianate brackets and the brick walls and stone foundation.



2. Current view of 5927 Rings Rd. from the northwest. Note the one-story brick extension to the rear as well as the wood-frame slate-roof attached garage. These extensions/additions will be demolished in the current proposal.



3. Current view of 5927 Ring Rd. from the northeast with main house and outbuildings



4. Current view of the barn



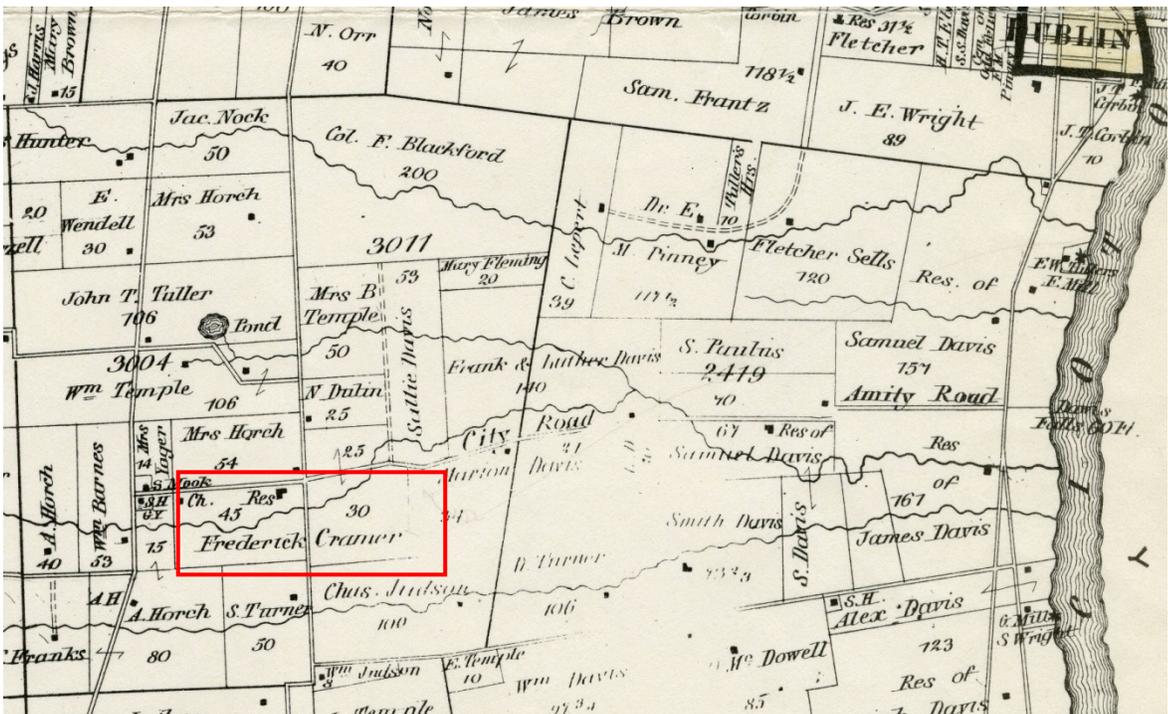
5. Current view of the garages. The smaller garage to the east (left) will be demolished in the current proposal.



6. Current view of the outbuildings at 5927 Ring Road



7. 1856 map of Washington Township. The property at 5927 Rings Road is owned by Frederick Cramer.



8. 1872 Map of Washington Township. The property at 5927 Rings Road is still owned by Frederick Cramer and has a rear extension.



7. The National Register-listed Gooding House and Tavern in Orange Township, Ohio. Note how the addition is to the rear and does not overpower or engulf the historic structure. A one-story hyphen connects the addition to the original structure.