



MEMO

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

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

Date: September 20, 2017

Re: Review of Minor Modifications to 109 S. Riverview Street

INTRODUCTION

The .74-acre property located at 109 S. Riverview Street is listed on the National Register of Historic Places as part of the Washington Township MRA (Multiple Resource Area) and is part of the local Dublin Historic District. It contains a simple Federal-style two-story gable-roof brick house dating to ca. 1827 with numerous rear additions. The historic residence has a brick foundation, a rectangular plan, a seam-metal side-gable roof with decorative gable ends, two interior brick chimneys, and a simple wood band below the eaves. The six-over-six-sash windows have flat (jack) arch brick lintels while the six-panel wood front door has a stone sill and deep wood trim, and is topped by a four-light transom and jack arch brick lintel. Several seam-metal roof rear extensions include an approximately 30' x 65' one-story gable-roof wood-frame component, an approximately 20' x 30' one-and-a-half-story wood-frame gable-roof garage, an approximately 10' x 24' two-story cross-gable wood-frame addition, and an approximately 12' x 20' shed-roof rear porch.

According to the National Register nomination, the main house was originally built in 1827 by Charles Sells as a one-story structure; the second story was added in 1842. Charles Sells was the son of John Sells, who moved to the area from Pennsylvania around 1800 and founded the City of Dublin. The property became known as the Eli Pinney House when Marilla Sells (daughter of Charles Sells and Ann Amanda Hutchison) married Dr. Eli Morrison Pinney in 1843. The historic home is listed on the National Register of Historic Places for its local significance in areas of architecture and exploration/settlement as well as for its association with Charles Sells.

The current proposal calls for the replacement of select existing exterior materials on the historic brick portion of the house. Items to be replaced include the roof, windows, gutters and downspouts, and the front door. The existing wood soffit and gable ends will be repaired and rebuilt to match the existing ones. Small spot repairs will be made to the existing brick masonry by a mason familiar with historic structures following City of Dublin masonry repair guidelines.

Overall, these modifications are appropriate to the age and style of the historic building. I, however, have some concerns regarding the replacement front door and roof. The original door would NOT have had glazing, but been a solid wood panel door. More information is needed regarding appropriate panel details, seam spacing, and profiles for the seam metal roof.

Below is a review of the proposed modifications to the historic building and a discussion of issues that should be addressed before exterior renovations are approved for the house. It is based upon this reviewer's understanding of the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines as well as the Secretary of Interior's Standards for the Treatment of Historic Properties. 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.

COMMENTS ON THE MODIFICATIONS

WINDOWS:

The property owner proposes to replace the deteriorating windows on the historic brick portion of the home. These existing non-historic windows will be replaced with new Pella Reserve clad windows (Classic white color). The window sizes and mullions will match the existing ones and no new windows will be cut into the historic building. As noted in the Historic Dublin Design Guidelines (pp 56-62), replacement windows should duplicate the appearance of the original as closely as possible in number of lights, dimensions of sash members and muntins, and profiles of sash members and muntins. In addition, replacement windows should be of the same material and operating mechanism (double-hung sash, etc.) and should avoid the use of snap-on grilles in favor of thru-muntins. Although the original windows are no longer present, six-over-six sash windows are typical for Federal-style houses such as this one. It will be difficult to match the profile of the muntins and sashes with the historic ones, but surrounding buildings of a similar period may provide some clues as to the original profiles. The owner has selected the Pella Architect Series Reserve wood-clad double-hung window with an integral ogee grille and putty glaze profile to match the historic window style as much as possible. These replacement windows will simulate the appearance of divided lights with putty glaze and use a historical profile. As such, I recommend approval of the replacement windows. If the commission has some concerns with the window selection, they can request shop drawings and a mock-up to see if the new windows closely resemble others in the historic district.

WINDOW SELECTION APPROVED

FRONT DOOR:

The property owner proposes to replace the existing front door and transom light on the historic home with a Sommer's two-panel nine-light entry door with seeded glass and a Pella Architect Series Reserve wood-clad transom. While the current door and transom are not original to the house (according to the owner), they are of a style appropriate to that of the historic home. Ideally, a replacement door should not give an entrance an appearance or character that it never had—applied ornamentation, window glazing, different panel styles, etc. can all change the image of a building and diminish its historic character. The proposed replacement door has additional panels and glazing that are not in keeping with the character of the historic portion of the building. Historic Dublin Design Guidelines even uses the Sells House door at 109 S. Riverview Street as an example of a traditional early 19th century entrance and door with its small four-light transom, six-panel wood door with no glazing, and deeply recessed trim to accommodate the thickness of the masonry wall (Photo 63). The existing door should be replaced in kind with similar features to reflect the historic character of the house.

DOOR SELECTION NOT APPROVED

ROOF, GUTTERS, and DOWNSPOUTS:

While providing a practical purpose, roof, gutters, and downspouts are also an important component of the building's visual and historic character. The property owner proposes to replace the existing seam metal roof on the historic portion of the house with a new McElroy Medallion I seam metal roof in charcoal color. Care must be taken to match period seam details as much as possible. Although the owner notes that the 18" seam spacing is the largest, closest possible match to the existing 22" seam spacing, no information is provided on the seam profile; ideally, this also must be matched as close as possible to the style of the existing or original roof. In addition, a flat pan (or panel) should be specified as opposed to a ribbed, striated, or corrugated metal panel. Will snow guards be needed? (Snow guards (or snow angels) are used to prevent the dangerous movement of ice and snow on a sloped roof by holding it until it can melt or drop off in small amounts.) Neighboring historic structures may provide some information regarding appropriate panel details, spacing and profiles. In addition, no research is provided regarding other roof manufacturers and their standard seam spacing; other manufacturers may have a better seam profile or spacing more appropriate for the historic character of the building. Although traditional seam metal roofs were usually painted black, red, or green to avoid rust, the dark charcoal gray color selection is appropriate.

ROOF SELECTION: NEED ADDITIONAL INFORMATION

The property owner also proposes to replace the existing gutters and downspouts on the historic building with Cunningham 6" half-round aluminum gutters and 4" round aluminum downspouts. While the existing roof appears to have standard ogee-style gutters and downspouts, the use of a half-round gutter and round downspout is a more attractive selection and probably more in keeping with profile of the original. Color selection of dark charcoal gray to match the roof color is appropriate.

GUTTER and DOWNSPOUT SELECTION: APPROVED

SOFFIT REPAIRS:

Historic wood trim is a character-defining feature of many of Dublin's historic buildings; it should be retained, patched, and/or repaired in kind in a sensitive manner. The property owner proposes to repair and rebuild existing soffits and gable end trims to match the existing ones on the historic building. It is important to note that the trim work on the north and south side of the historic home DO NOT match; this detail will be kept. Color will be an off-white to match the Pella windows.

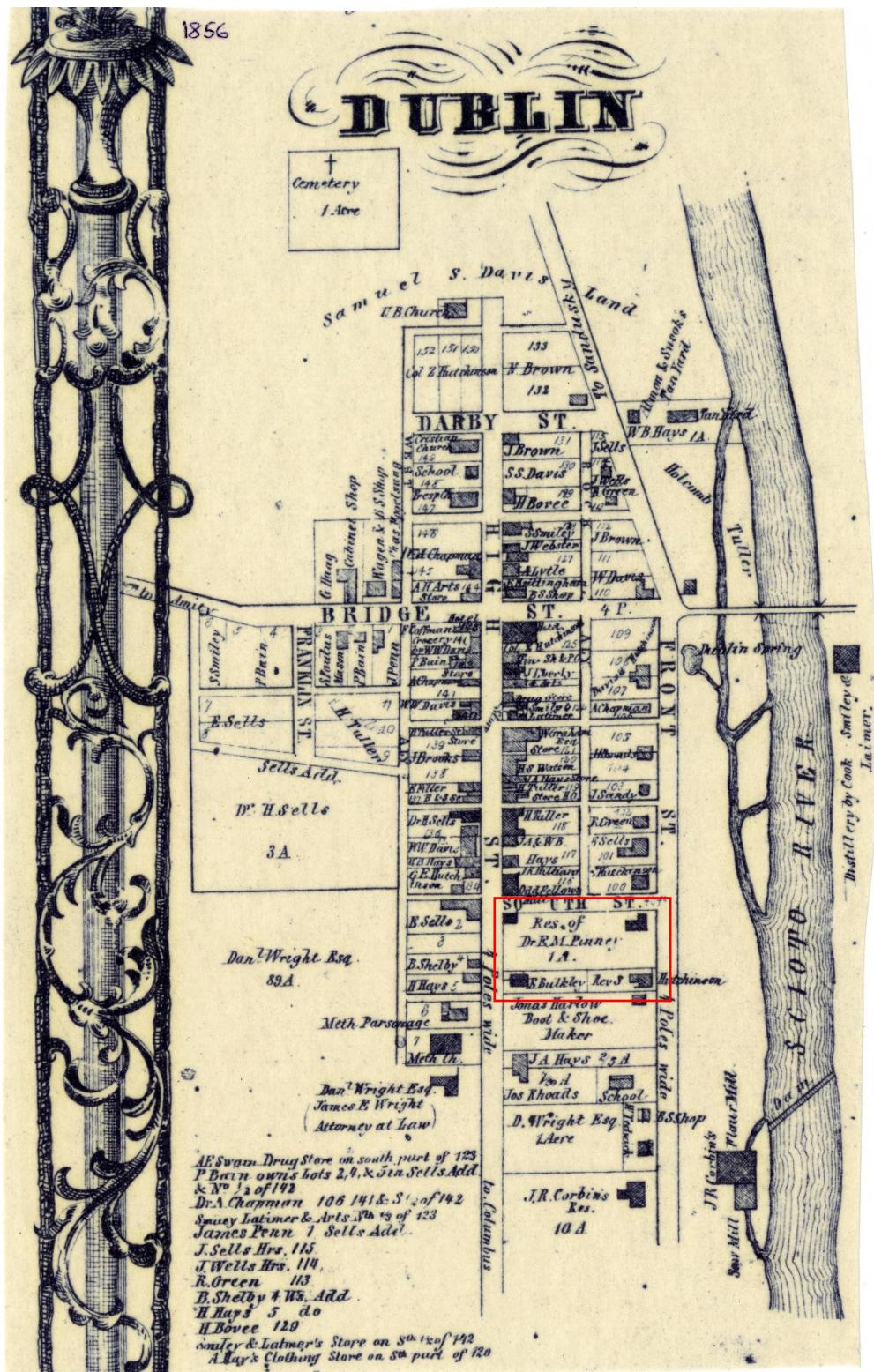
APPROVED

MASONRY REPAIRS:

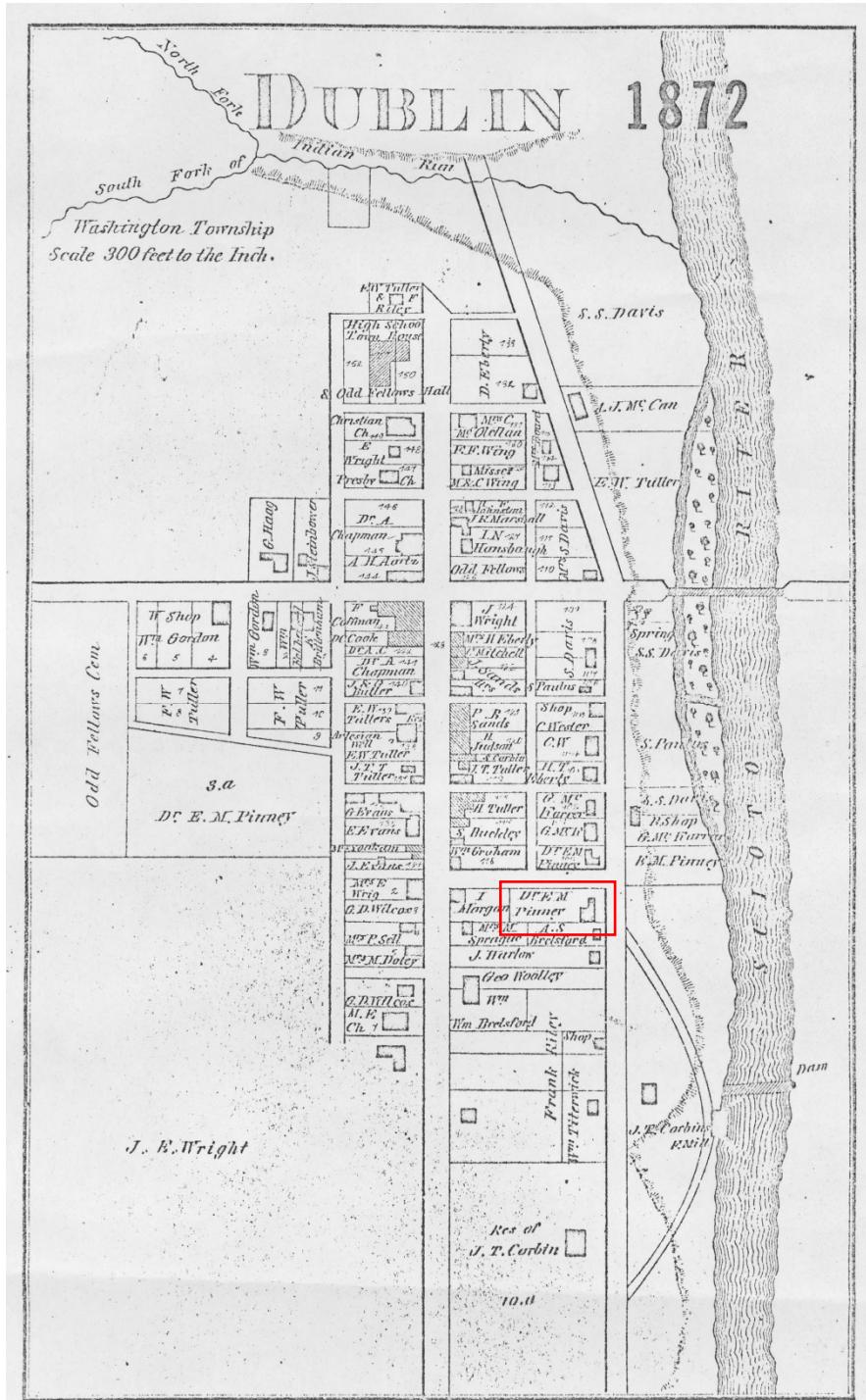
The property owner proposes to make small spot repairs to the existing masonry of the historic building by a mason familiar with historic structures following the Historic Dublin Design Guidelines masonry repair recommendations. In addition, Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings by the Technical Preservation Services, National Park service, U.S. Department of the Interior, should be consulted for addition information regarding the repairs to the historic masonry. Any contractor must have experience in historic masonry repairs to ensure that best practices are used so historic building fabric is not damaged.

APPROVED

MAPS & IMAGES



1. 1856 map of Dublin, Ohio. The property at 109 S. Riverview Street (Front Street) is the residence of Dr. E. M. Pinney. The one-acre lot has an L-shaped house and outbuilding.



2. 1872 map of Dublin, Ohio. The property at 109 S. Riverview Street (Front Street) is the still the residence of Dr. E. M. Pinney although the lot is smaller.



3. 1895 map of Dublin, Ohio. The property at 109 S. Riverview Street (Front Street) is approximately 135' wide and 237' deep—the same dimensions as today according to the Franklin County Auditor.