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DESIGN CONSULTANT

February 7, 2023

Rati Singh
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Rati,

Attached please find my professional review and opinion letter for the project located at 87 South High Street in Historic Dublin.

If you would like any further information, clarification or analysis please let me know.

Best regards,

Karen

HISTORICAL ANALYSIS AND DESIGN REVIEW:

Property Address: 87 South High Street
Dublin, Ohio 43016
Owners: Shannon and Tom Hospel
Applicant: Brad Schoch - 12 Doors Down LLC

HISTORICAL ANALYSIS:

The subject property at 87 South High Street in Historic Dublin is an example of early Classical/Greek revival with characteristics of American Vernacular. Built in the early to mid 1800s (Circa 1835), the existing structure is a front facing gable, 2 room deep, double entry, originally designed as a residential building.



The pediment of the gable provides a strong street presence and is the dominant feature of this historical building. The wide trim band and the slight eave overhang frame the pediment and define this feature. Dentil molding, also a characteristic of Greek revival architecture, is not original to the structure (as can be seen in the historical photo provided by the applicant) but is a distinctive feature of the current structure. The original structure had several decorative pilasters on the front facade and working shutters on both first floor windows. These features no longer exist. Decorative shutters have been applied to the double hung windows.



Historical Image

The structure is a traditional 1 1/2 story wood frame structure with narrow lap clapboard siding. This exterior finishing is typical of the American Vernacular tradition of the early to mid 1800s. The siding is in disrepair ranging from the need to strip and repaint to the need for replacement in areas where the wood has rotted. Wide corner boards exist on all elevations. The front stoop is not original to the structure and, along with the railing, was added at a later date. The foundation appears to be rough faced stone.

The windows are a mix of grid patterns and styles which indicate replacements and/or replacements have been done throughout the life of the structure. Most windows look to be in good shape and most appear to be double hung with a simple traditional trim surround and sill. The windows appear to be working but are mismatched on the front facade. Additionally there is a round, fixed window that is typical of classical revival on the rear facade gable.



As in most 1830s urban, pedestrian neighborhoods, this home has a shallow front yard and is close in proximity to the other structures on the street. There is no front porch or columns to provide a distinct separation from the street. This is characteristic of the time period. The neighboring structures vary in size and style



as do the lot widths. However, the common goal of the original siting of these structures is the focus on the pedestrian.



Outbuildings are common to the period and exist on this property as well. A notable feature on this outbuilding is the all brick chimney.

DESIGN REVIEW:

The proposed restoration and addition to the subject property at 87 South Main adheres to the Historic District Code and will be both an improvement to the original structure and will create a new addition that is respectful of the individual site, neighboring properties and the greater context of the Historic South District.

This application is appropriate and is in keeping with the Historic Design Guidelines and the Historic District Code.

As defined in the City of Dublin's Historic District Code:

153.171 (A) PURPOSE: Historic Districts are hereby created to promote the preservation and maintenance of the City's historic sites and landmarks and to ensure compatibility and consistency of new development proposals with the applicant Zoning Code provisions, the Historic Design Guidelines, and the historic context of the districts.

153.171 (B) INTENT: The titles of each zoning district are intended to describe the predominate land use character and/or special geographic locations rather than a single type of use within Historic Dublin. The following further describes the intent of each of the Historic Zoning Districts.

153.171 (B) (2) Historic South

This district applies to the smaller, cottage-scale buildings on the southern end of South Hight Street in the historic core of Dublin. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles.

The neighborhoods of Historic Dublin are defined by the individual structure, relationship through scale and form to the neighboring properties and contribution to the streetscape.

In evaluating the renovation/restoration and the addition to the subject property, principles and defining characteristics were evaluated as defined by the Historic Design Guidelines with respect to the existing structure, surrounding structures and the context.

Construction Materials: The construction materials are appropriate and in keeping with the existing structure, and surrounding structures both new and old. The use of wood siding in both old and new structures will be compliment each other but yet define the new vs. old sections of the building with the different orientations and sizings of the siding. Other materials, such as the use of stone and brick provide relief and visual interest among the wood siding. Keeping the dentil molding will maintain the charming character of the existing facade while the new metal roof will help tie the old to the new. New windows and replacements to better match grid patterns are very welcome changes to the existing front facade as are the removal of decorative, non functioning shutters. The wellhouse/breezeway is a wonderful connection of old to new and is a great tool to break down the scale of the overall building while creating a great indoor/outdoor space.

Recommendations to consider:



Grids of the windows in the breezeway should be the same proportion - currently one side is rectangular grids and the other has square grids - this will be visually uncomfortable from the inside.



Consider the use of horizontal siding on the new addition as an accent to the large board and batten to pay homage to the scale of the original structure.

Scale and Form: The scale of the existing structure will remain unchanged as no additional space is proposed to this part of the building. The scale of the addition will gradually increase as the building progresses to the rear of the property. The additional height and scale at the back of the property is in keeping with the character of other new construction along Mill Lane.



Across Mill Lane



Adjacent Property

Street Character: The street character on High Street will be improved with the upgraded and restored details that match the character of the existing structure. The repair and restoration work will provide a greater contribution to the pedestrian experience. Windows will be restored to the original grids patterns and proportions. At the rear of the property, the new addition will be in scale and stylistically compatible with the new properties and additions across Mill Lane and in the rear of several High Street properties as well.



FRONT ELEVATION

Notable Improvements:

- New windows
- New Porch/Natural stone
- New railings
- Repaired/replaced siding

CONCLUSIONS AND RECOMMENDATIONS:

This application is appropriate and adheres to both the code and design Principles of Historic Dublin including:

Preserving the pedestrian corridor on South High Street and promoting friendly front yard spaces.

Rehabilitating and preserving existing contributing structures and maintaining the historic character.

Creating and designing redevelopment in appropriate scale and in character with the surrounding properties.

Using material and construction details that compliment and are compatible with the existing structure(s).

Maintaining the street edge and rear access.

This opinion letter serves as a positive recommendation for the proposed improvements and new addition with the following suggested conditions:

- Windows within the same spaces have proportional/matching grids
- Consideration of the addition of an accent design element with horizontal siding in the new addition to dialogue with the existing structure.
- Clarification of all materials and color choices - this report assumes natural materials.
- Fully developed landscape plan submittal.

Respectfully submitted,

Karen Bokor, B.S, M.Arch

Design Consultant