

Karen Bokor, B.S., M.Arch.  
**DESIGN CONSULTANT**

February 7, 2024

Sarah Holt  
City of Dublin  
5200 Emerald Parkway  
Dublin, Ohio 43017

Dear Sarah,

Attached please find my professional review and opinion letter for the accessory structure located at 119 S High Street in Historic Dublin. This report is a supplement to the analysis provided in November, 2023. I have included the previous report in this report for background and to consolidate the information.

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

Best regards,

*Karen*

Karen Bokor, B.S., M. Arch.  
Design Consultant

## HISTORICAL ANALYSIS AND DESIGN REVIEW:

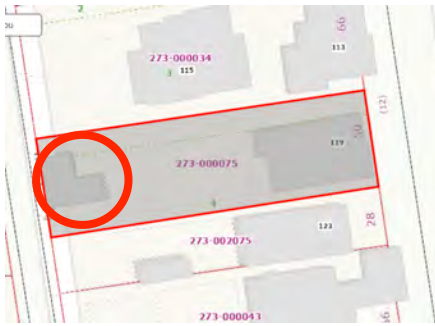
**Property Address:** 119 S High  
Dublin, Ohio 43016

**Owner/Applicant:** Richard J Toberen

### HISTORICAL ANALYSIS:

The following is an analysis of the accessory structure for this property. The structure is located and accessible off of Mill Lane.

Contextual site information:



Primary structure:



The primary structure associated with this outbuilding is located at 119 S High Street in Historic Dublin and is an example of early American Vernacular. Built in 1900, the existing structure is a front facing gable with a front porch. Originally built as a residential structure, the home was converted to retail/commercial use and currently houses The Magnolia Salon Boutique. No significant exterior additions have been done in its lifetime although there was significant fire restoration in 2011 and a substantial investment to change to commercial use in 2020.

The property has an accessory structure which is the subject of this review. This outbuilding is a wood frame utility shed built with the primary structure in 1900. No specific use has been found to be defined other than general accessory. It is likely that the structure has been used for many different purposes throughout its lifetime, primarily as storage.

The structure is painted white wood siding. It is small for today's lifestyles and vehicle sizes. There does not appear to be anything significant about this structure and nothing historical has been found in reference to this outbuilding.

View of the structure from Primary structure:



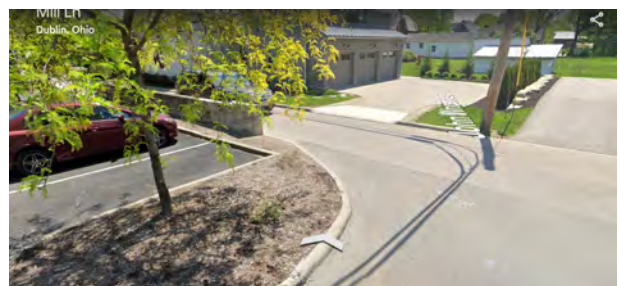
View of the structure from Mill Lane:



View of the structure from right and left sides :



The condition of this utility shed is poor and most of the materials would need to be replaced rather than repaired. Most of the trim work and window detail is uneven and out of alignment. Doors are made of pieces of siding and secured with padlocks. There appears to have been a large opening on the Mill Street side that has been sealed shut with painted plywood.



The "alley" character of Mill Lane is one of grass and parking surface and few, if any, accessory structures such as this remain. Most of these type of structures have been replaced with new, code compliant, and more practical storage space for today's needs and have been constructed closer to the primary structures.

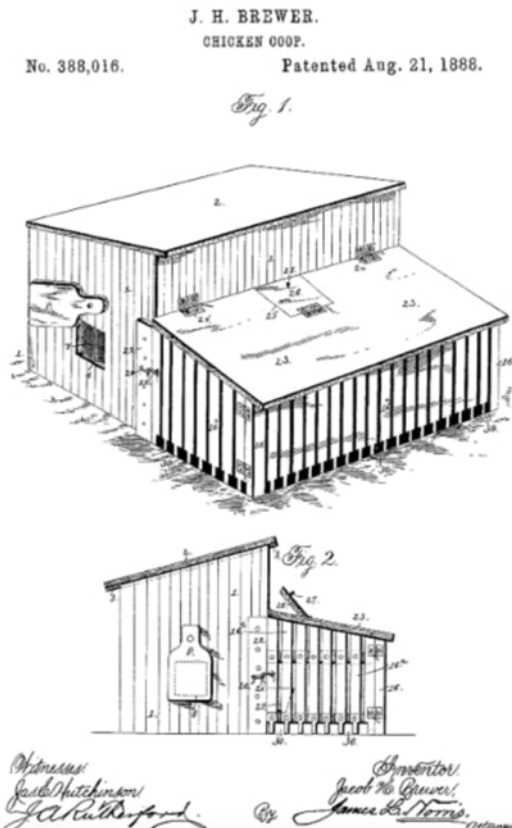
The roof appears to be an asphalt/rubber combination that has been repaired and replaced in pieces over time. Although all evidence and documentation indicates that the entire structure was built in 1900 the shed roof portion was likely constructed first with the flat roof portion added. There does not appear to be any flashing or water protection where the different roofs meet.

The photos from 2021 on the auditors website show significant sagging of the roof in the 2 year time period indicating structural failures that require replacement rather than repair.

While accessory structures that pay homage to and represent the history of the neighborhood are encouraged to be preserved and honored, this particular structure is in such disrepair that the replacement or removal of it would be more beneficial to the streetscape of Mill Lane and to the neighborhood.

### SUPPLEMENTAL HISTORICAL AND STRUCTURAL ANALYSIS:

This structure is labeled as a utility shed on all historical references found. Although I have been unable to find any historical information indicating that the structure was used as a chicken coop, the shape of the structure and the year that it was built does suggest that this may have been a use at some point early in it's life. This is pure speculation based on the building type.



The materials of this outbuilding are wood and a combination of roofing materials with some masonry that looks to have been retrofitted through its lifetime. As stated earlier, the building is in poor condition and disrepair and much, if not all, would need to be replaced rather than restored if it is deemed worthy of keeping.

Restoring or replacing vintage wood siding is a done frequently because wood siding requires a lot of attention to keep it in pristine shape and is often not cared for over the years. This particular wood restoration project would require intensive repair and replacement of much of the deteriorated materials. For much of the structure it will be more practical and even essential to replace old wood siding, roofing and foundation, with new. All of the materials, or extremely similar materials, are available and the structure could be rebuilt to represent the original structure.

The rotten wood is an occurrence with natural wood siding. Wood is difficult siding to maintain and susceptible to a lot of damage. This structure shows signs of many kinds of damage including water, sun, wind and ground movement. I would defer to a structural engineer for specific structural dangers but it is apparent from a visual examination that there is instability in the roof structure, damaged and rotten wood members both inside and out, misalignment of windows and doors, uneven floors and cracked masonry from settling and/or tree root uplift.

The value of a restoration/rehabilitation of this structure is a subjective decision of the Architectural Review Board. This building has been classified as non-contributing. The cost to rebuild this structure as a homage to the preexisting structure has been priced by staff and is included below. The listed items in this estimate concur with the needs I have seen with the caveat that I cannot support or not support the cost estimate as estimating costs is not within my expertise. Included below are additional details of the structure that focus on the disrepair of the materials.

Roof details:




Exterior walls:



Interior space:



Cost estimate (from City staff):

	
<b>CHRISTOPHER CONSTRUCTION</b>	
PO BOX 1377	
GROVE CITY, OH 43123	
614-905-4521	
ColumbusRemodel.com	
Victor-remodel@hotmail.com	
<b>ESTIMATE #956 (North/South Structure)</b>	
<b>ESTIMATE FOR: Nancy Davis</b>	
<b>DATE: 11/20/23</b>	
<b>Address: 119 S. High Street Dublin Ohio, 43017</b>	
<b>DESCRIPTION</b>	<b>Total:</b>
Permitting	\$ 1,544.11
Drawings	\$ 1,891.54
Dumpsters	\$ 926.47
Prea Area/ Fencing	\$ 1,442.78
<b>Demolition</b>	
Removed Damaged wood	
Temporary Shoring	
<b>Demolition Total</b>	\$ 1,787.50
Reframe Rafters	\$ 3,446.23
Replace Roof Sheathing	\$ 2,934.97
Replace Footer	\$ 7,087.47
Replace Damaged Wood Studs	\$ 1,531.97
<b>Replace Concrete Slab</b>	
Remove concrete slab	\$ 954.26
Pour Concrete slab	\$ 2,127.01
<b>Replace Damaged or Missing Tongue and Groove Siding</b>	\$ 680.95
Remove Tree Stump	\$ 270.22
Replace Roof System	\$ 4,169.10
Regrade around Building	\$ 2,184.72
Paint Exterior	\$ 3,821.68
Install New Gutter in front of building	\$ 521.14
<b>Grand Total:</b>	<b>\$ 37,322.12</b>

## CONCLUSIONS AND RECOMMENDATIONS:

The existing structure has been categorized as non-contributing. My opinion remains in agreement with that classification. However, given a willing owner and available funds, this would be a charming outbuilding that could pay homage to the original structure. That said, it is important to restate that no documentation to support the structures use other than utility shed has been found and any other use is pure speculation based on building type.

Additionally, if there is a decision to retain the structure much of it will need to be replaced. There is significant water damage, rotted rafters and framing, , deteriorated roof sheathing, uneven and uplifted slab, painting, gutters and regrading will need to be done.

Respectfully submitted,

*Karen*

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Design Consultant