

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

November 2, 2023

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.

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.

#### **CONCLUSIONS AND RECOMMENDATIONS:**

The existing structure has been categorized as non-contributing. My opinion is in agreement with that classification.

Respectfully submitted,

*Karen*

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Design Consultant