



MEMO

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

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

Date: April 17, 2018

Re: Review for Renovations & Additions to 30 & 32 S. High St.

INTRODUCTION

The submittal consists of two properties located at 30 and 32 S. High Street in Dublin, Ohio, that will be renovated to accommodate an office (30 S. High St.) and bakery (32 S. High St.) Both structures are currently listed on the National Register of Historic Places as part of the Dublin High Street Historic District. This locally significant historic district runs along both sides of High Street from 6 High Street to 126 High Street and contains approximately 18 contributing structures. It was listed on the National Register in 1979 for significant contributions to the areas of architecture, commerce, and exploration/settlement from 1880 to 1925. The properties are also part of the Ohio Historic Inventory and are considered contributing to the City of Dublin's Local Historic District.

The structure at 30 S. High Street consists of a one-and-a-half story side-gable rectangular structure with a stone foundation and a saltbox style seam-metal roof. The exterior walls are log clad in asbestos siding. The lower floor has two-over-two sash windows with fixed shutters along the front of the building while small four-light windows covered by storm windows lie under the side gables. The upper floor includes a large shed dormer with four windows along the façade of the building. An exterior concrete block chimney is on the south side of the building. The original log structure is approximately 20' wide and 16' long with a side-gable roof. It is one of the few remaining known log structures in Dublin; portions of the original log structure and chinking can be seen in the interior of the building. An early, one-story addition is approximately 20' wide and 14' deep and has a shed roof to create the saltbox style of the building. The structure is typical of saltbox style buildings from ca. 1830-1900 where the form was created by adding rooms to the rear and extending the roofline over them to create an asymmetrical saltbox style roof. An approximately 7' wide and 19' long concrete stoop provides access to the entry door on the north side of the building. An enclosed wood-frame porch (14' wide and 6' long) with six-light windows lies to the rear of the main structure. These early exterior alterations, such as the shed-roof front dormer, rear shed-roof addition, and seam-metal roof, contribute to the character of the historic district and represent the growth of the area from early exploration to early 20th-century commerce. Other character-defining features include: the limestone foundation (probably from local stone), the log structure, the saltbox profile of the building, and the side entry.

The former store at 32 S. High St. is a one-story wood-frame structure with a stone foundation, board-and-batten siding, and a gable-front seam-metal roof. The façade has horizontal wood shiplap siding and a center door flanked by two storefront windows under a false parapet storefront. The south side of the building has a brick chimney and two-over-two sash windows flanked by fixed shutters. The east face (rear) of the building is clad in narrow horizontal wood siding and has four-light windows and a rectangular vent under the gable roof. The concrete block foundation suggests that the rear of the building was a later addition. According to the country auditor, the structure is approximately 19' wide and 68' long with an abandoned frame porch on the south rear of the building. The property has two outbuildings: a small, wood-frame, shed-roof privy and a rectangular, wood-frame, gable-roof storage building. Character defining features include: the limestone foundation (probably from local stone), the horizontal wood siding, the center door flanked by storefront windows with knee walls, and the seam-metal gable roof hidden behind a false parapet storefront.

HISTORY

According to historic maps, both properties were part of the original village of Dublin and contained commercial buildings. The structure at 30 S. High St. appears to have been used as a drugstore by A. E. Swan according to an 1856 map of Dublin. It was almost square in shape and appears to have had a small addition to the rear. The building at 32 S High St. was a store owned by Smiley Latimer and was a long, narrow rectangular structure located very close to 30 S. High St. (much like it is today). By 1872, both properties were owned by a J. Sands and his heirs. It is unclear how the structure at 30 S. High St. was used over the years, although it was owned by Malvina Bates in 1920, Anna Dominy in 1931, the Bailey family from 1955 to 1964, and by John Herron in 1965. The property at 32 S. High St. continued to serve as a commercial structure. It was owned by the Tuller family from 1920 to 1945. Adam Hirth and Clark Coffman operated a grocery store on the site in 1932 until Walter and Dora Krouse took over in 1938-1939 and re-named it Krouse's Market. Dora Krouse ran a post office in the building from ca. 1937 to 1945. John Herron owned the property (along with neighboring 30 S. High St.) in 1960 and used it as a grocery store from 1954 to 1972. By 1993, both properties were owned by Thomas Cullen, who had an interior design business located at 30 S. High and an art glass shop at 32 S. High St.

Overall, both properties are part of the history and architectural development of the City of Dublin and appear to date to the middle of the nineteenth century. They both contain several character-defining features typical of commercial structures from the period, such as their location close to the street and other neighboring structures. And their forms resemble those of earlier residential architecture adapted to commercial uses, which was typical for Dublin. This is especially true of 30 S. High St., which is basically a gable-roof log structure with the entrance under the side gable (as opposed to facing the street). And the saltbox form of the building (popular from ca. 1830-1900) is typical of structures that evolved over time. The property at 32 S. High St., however, has the short side facing the street like many commercial properties. Other features typical of commercial structures include: a low knee wall at street level with storefront windows above, a center door, and a false parapet storefront hiding the front gable of the building. As examples of early commercial architecture in the historic commercial core of Dublin, they are considered contributing resources to the National Register for their contributions to local history and architecture.

COMMENTS ON PROPOSED RENOVATIONS AND ADDITIONS

Below is a review of the proposed renovations and additions to the historic structures located at 30 and 32 S. High Street and a discussion of issues that should be addressed before renovations are approved. It is based upon this reviewer's understanding of the City of Dublin Bridge Street District (BSD) Zoning Districts, the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines, and 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.

The current proposal calls for renovations and additions to the two properties to create an office at 30 S. High Street and bakery at 32 S. High Street. Plans for 30 S. High St. include retaining the original log structure (approximately 20' wide by 16' long), demolishing the rear of the building, and replacing it with an approximately 18' wide and 25' long one-and-a-half story gable-roof addition. While this plan would keep the original log structure, it is still removing several character-defining features of the building that contribute to its historic character and IS NOT recommended. The early rear addition is part of the historic building fabric, clearly contributes to the period of significance of the structure and is a key part of the character-defining saltbox form of the building. The proposal also calls for relocating the building entrance to the façade along S. High Street. While I understand this move for practical reasons, I would recommend AGAINST it. Unless there is evidence that there was originally a door in this location that could be restored, moving the door would create a false sense of history. The side entry door is part of the building's historic character and shows how residential building forms were adapted for commercial structures within Dublin. The proposed porch over the side entry, however, is a suitable addition as long as it does not affect the historic building fabric of the original log structure. The form, scale (slightly smaller than the log structure), and seam metal roof are appropriate additions to the historic district.

Plans for 32 S. High Street call for keeping the existing store building and extending it with two gable-roof additions for restrooms and seating. These two additions have two-over-two sash windows, board-and-batten siding, and seam-metal roofs that are appropriate for the historic district. And both additions have a slightly lower roofline and are inset from the existing structure so one can clearly tell that they have been added to the main building. The patio doors and deck of the seating area are located to the rear where they will not detract from the historic structure. The proposal also indicates that the historic storefront with its knee walls, windows, and false parapet hiding the front gable roof will remain, but the glazing pattern in the windows will change. I would recommend AGAINST this unless there is evidence that the new glazing pattern has historic precedence. According to the Historic Dublin Design Guidelines (pp. 46-7), one should avoid removing or downsizing storefront display windows and retain historic storefront materials such as bulkheads (knee walls), display windows, transoms, and trim. According to historic photographs, the store had two storefront windows topped by transoms as well as a wood and glass entry door with six-lights and a transom, much like it appears today. I would recommend replacing any damaged elements in kind to avoid creating a false sense of history. In addition, the south side chimney appears to be re-built and relocated along the south wall. This IS NOT

appropriate since it will create a false sense of history; I recommend keeping it in its original form and location with repairs as needed.

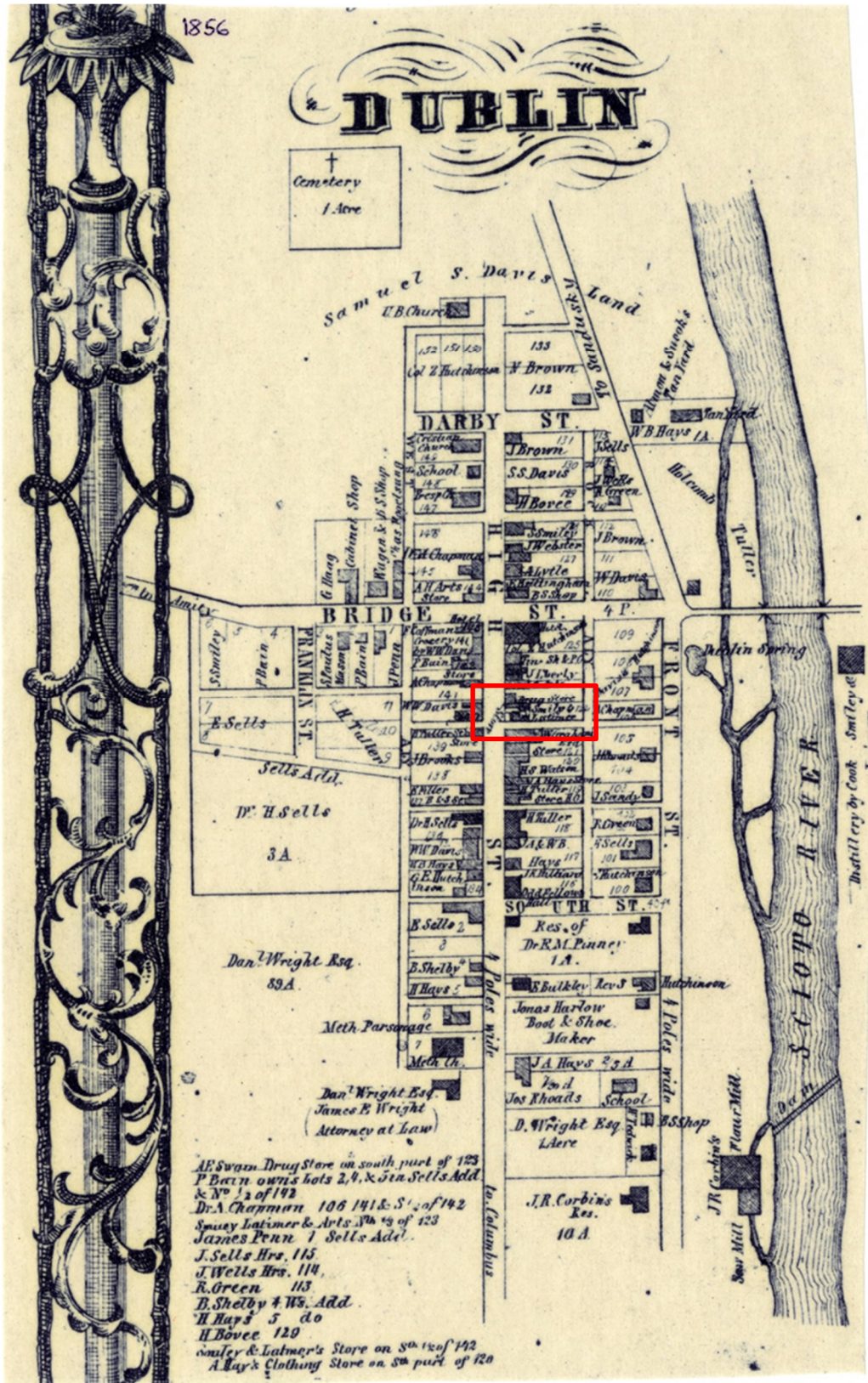
The proposal also calls for the removal of two outbuildings at 32 S. High street: a small, wood-frame, shed-roof privy and a rectangular, wood-frame, gable-roof storage building. While these outbuilding are important to the historic context and contribute to the National Register district, they are difficult to maintain in the face of developmental pressures when they no longer serve a use. As much as I would like to see these historic structures retained, I understand the difficulty in doing so. However, outbuildings such as privies, kitchens, spring houses, etc. usually have archeological finds associated with them that can provide clues to the way people lived in the past. If these two outbuildings are removed, I recommend that every reasonable effort be made to record, protect, and preserve any associated archeological resources.

ADDITIONAL THOUGHTS

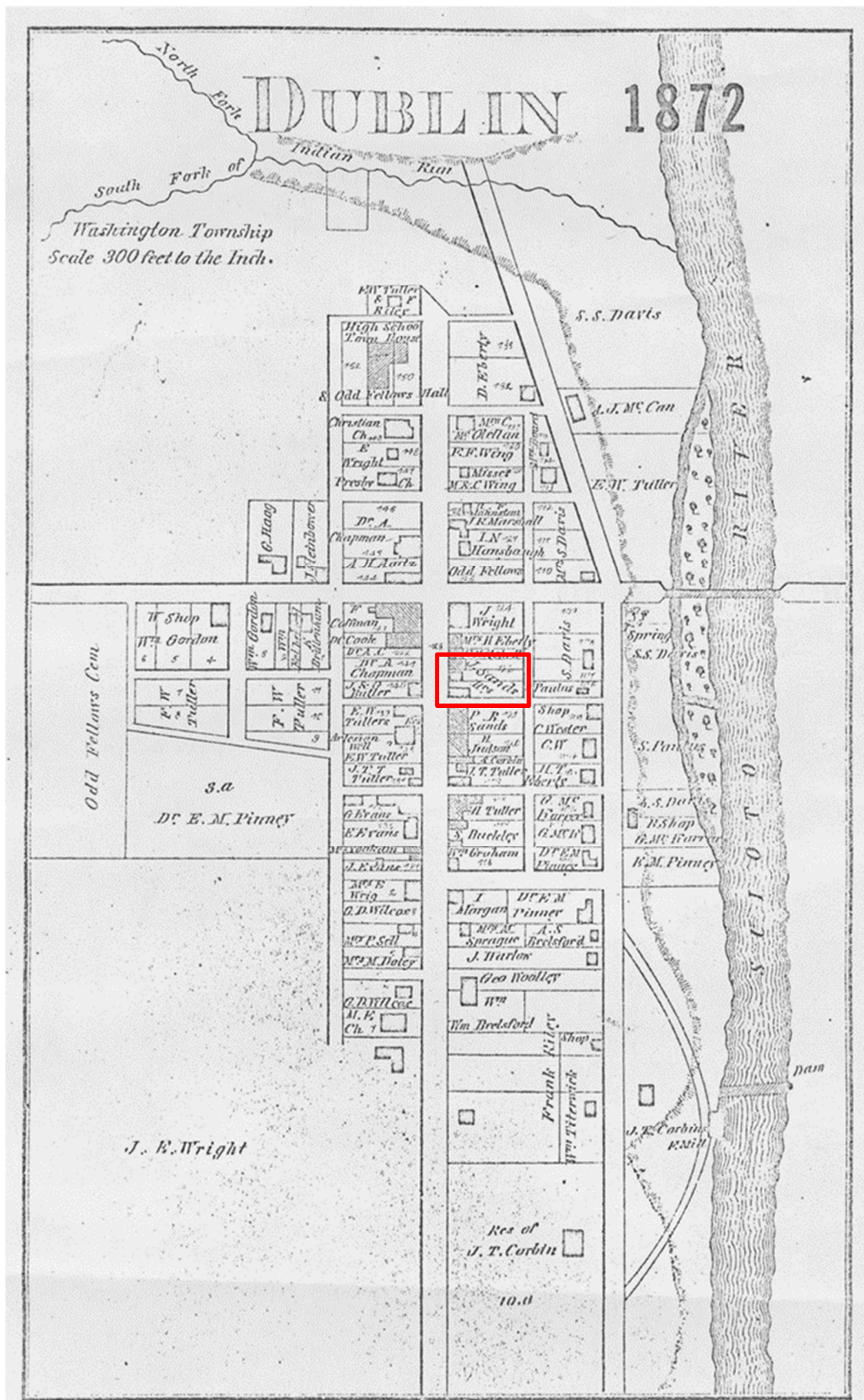
More information is needed on how historic building fabric will be treated during the course of renovation work. Both the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines and the Secretary of Interior's Standards for the Treatment of Historic Properties recommend that historic materials and features should be repaired or replaced in kind. Any alterations or additions to historic structures should not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. New exterior additions should be avoided (if possible) and only considered after careful evaluation. Any new additions should be designed and constructed to be clearly differentiated from the historic building and so that character-defining features are not radically changed, damaged, obscured, or destroyed. This applies to both properties. While the new exterior additions to 32 S. High Street appear appropriate, the changes to the storefront and the south side of the historic building are not. And the new entry and the new exterior addition and roofline to 30 S. High Street destroy many character-defining features of the historic building. In addition, the proposal suggests that new interior walls will be added to the log structure at 30 S. High St. I have some concerns about covering the historic building material; I recommend the keeping the log structure as is, whether it is covered with drywall or plaster that can be repaired or whether it is exposed to the interior.

Within any historic district, there are also potential archeological sites. Properties usually have landscape features, family cemeteries, former building foundations, and outbuildings such as privies, well houses, spring houses, etc. that are a source of archeological finds providing clues to the past. Every reasonable effort should be made to record, protect, and preserve archeological resources. If, in the course of removing landscape features and re-grading the properties, a potential archeological find is uncovered, the City of Dublin and the appropriate authorities should be informed of the potential find immediately.

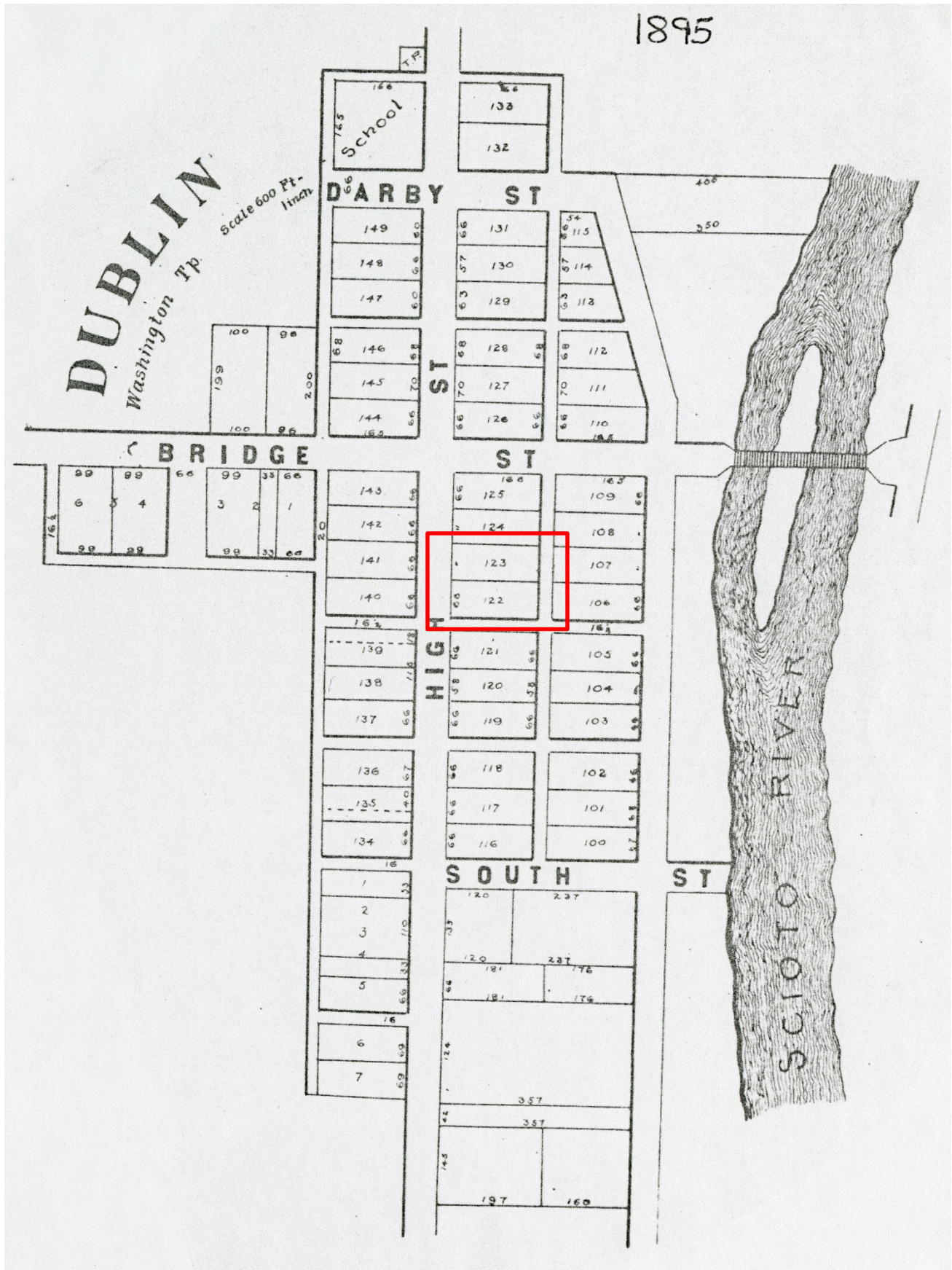
In addition, the log structure at 30 S. High Street is covered with what appears to be asbestos siding. It is also of an age where it may contain lead paint, insect or other pest infestations, and/or biological contaminants such as bat or bird guano, feces, urine, or mold. The same is true of 32 S. High Street. Any renovation costs should include estimates and a description of the method for the remediation of these potentially hazardous materials by a licensed contractor who specializes in remediation.



1. 1856 map of Dublin, Ohio. The property at 30 S. High Street is a drug store owned by A. E. Swan. 32. S High St. is a store owned by Smiley Latimer.



2. 1872 map of Dublin, Ohio. Both properties are owned by a J. Sands and his/her heirs.



3. 1895 map of Dublin, Ohio.



4. Photograph of the Dublin Food Market at 32 S. High Street. Date unknown. Source: Dublin Digital Memories Collection at the Columbus Metropolitan Library.