



MEMO

To: Nichole Martin, AICP
Planner I, City of Dublin

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

Date: November 13, 2018

Re: Review for an Addition to 63 S. Riverview Street

INTRODUCTION

The most recent submittal consists of the demolition of a concrete block garage at 63 S. Riverview Street and its replacement with an attached three-car garage and mudroom. The .25-acre property located at 63 S. Riverview Street is listed on the National Register of Historic Places as part of the Washington Township MRA (Multiple Resource Area) for contributions to the areas of history, architecture, commerce, and exploration/settlement. It is also part of the Ohio Historic Inventory and is considered contributing to the City of Dublin's Local Historic District. This review will provide additional history to the property and focus on the garage and mudroom addition.

HISTORY

According to historic maps and research, the property was part of the original village of Dublin and appears to have served as a residence with a rectangular-frame dwelling built sometime between 1820 and 1822. The original dwelling was built by William Kilbourne and later owned by Isaac Walter from 1824 to 1831 (Ohio Historic Inventory). By 1856, the property was owned by J. Sands. Henry Thomas Eberly bought the property in 1867 (Central Ohio Building Index) and his family continued to live in the house until 1991 when it was sold to Kathryn Epp and Larry A. Frimerman (Historic Parcel Sheet, Franklin County Auditor). According to a 1947 aerial of the City of Dublin, the two-story addition and one-story addition to the rear of the historic home were added sometime before 1947—probably between 1937 and 1944 when the building value increased dramatically. The Eberly family also completed the concrete block garage in 1950 (Historic Parcel Sheet, Franklin County Auditor).

Overall, the property at 63 S. Riverview Street is part of the history and architectural development of the City of Dublin. The house is one of the early residences in Dublin and is associated with the Eberly family, a prominent family in early Dublin – Edward Eberly was the first blacksmith in Dublin in 1810 (Dublin Historical Society website). The building at 18 S. High Street served as the family tin shop (and post office). Presumably, both Eberly Hill Lane and Blacksmith Lane are named after the family. The property is also significant for its contribution to historic Dublin architecture. It contains many character-defining elements such as the stone wall and the one-and-a-half-story frame residence dating from the 1820s. As such, it still contributes to the National Register Historic District.

COMMENTS ON THE DEMOLITION

Below is a review of the proposed demolition and addition to the historic site and a discussion of issues that should be addressed before it is 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 new proposal calls for the demolition of the 1950s detached concrete block garage and the addition of an attached three-car garage and mudroom. The approximately 8'x13' one-story mudroom will extend from the rear of the existing house to connect the new garage with the home. Materials used in the mudroom addition include cultured stone veneer, cultured stone headers and window sills, two windows to match existing ones, a new door (color to match existing doors), and a seam metal roof to match the existing roof. The proposed two-story garage is approximately 26'x36' with a second story recreation room. Materials will match those used in the main house; the board and batten siding is present in the master bedroom addition while the cultured stone veneer of the water table is seen in the mudroom and the replacement wall material of the existing two-story structure. The windows and related trim will match those in the existing structure, along with the standing seam metal roof. Carriage house-style garage doors will provide vehicular access to the garage. No information is given regarding the rear pedestrian door to the mudroom porch.

Demolition is an irreversible act and the demolition of any structure within the historic district must be carefully considered. The City of Dublin Zoning Code has very strict requirements regarding the demolition of structures within the historic district. Before demolition can occur, an applicant must demonstrate economic hardship, unusual or compelling circumstances, or two out of four of the following conditions must be met:

1. The structure contains no features of architectural and historic significance to the character of the area in which it is located.

The 1950s concrete block garage lies to the rear of the property and has metal-frame nine-light windows with concrete sills, an asphalt shingle roof, and a pedestrian door on the east side. The brick-paved drive that leads from Blacksmith Lane to the garage is in poor condition. The garage is clearly a later addition to the historic residential district—it has no historic architectural features or known historic significance. Its style, while typical of the 1950s, does not contribute to the historic property or the character of the area. As such, this condition is met.

2. There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible or prudent alternative to demolition.

3. Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.

While the garage is dated, it is still functional. It can still serve the purpose for which it was intended—the storage of cars or other items—and has not deteriorated to the point that it is no longer useable. As such, the two above conditions are NOT met.

4. The location of the structure impedes the orderly development, substantially interferes with the purposes of the district, or detracts from the historical character or its immediate vicinity; or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

As mentioned above, the concrete block garage has no architectural or known historic significance. Rather, in its current form, it detracts from the historical character of the property and the immediate vicinity. While the garage may be associated with the Eberly family, this building type would not have appeared during the period of significance for the property (the nineteenth and early twentieth centuries) and probably replaced other, more typical historic outbuildings such as carriage houses or outhouses. As such, demolition is a suitable option for the concrete block garage since it does not contribute to the character of the historic district. The quality of the garage addition proposed to replace this concrete block garage will be discussed below.

While the applicant has not demonstrated economic hardship or unusual or compelling circumstances, two of the four conditions for demolition have been met. The existing concrete block garage, while functional, is not a contributing element to the historic district and lies outside the nineteenth and early twentieth century period of significance for the historic district. Rather, the structure detracts from the historic character of the district. **As such, demolition is a suitable option for the garage.**

THOUGHTS ON THE PROPOSED ADDITION

The purpose of the Bridge Street District (BSD) Historic Residential zoning district is to permit the preservation and development of homes on new or existing lots that are compatible in size, mass, and scale, while still maintaining and promoting the traditional residential character of the Historic Dublin area. The zoning district should protect the scale and character of the original platted village. In addition, the Secretary of Interior's Standards for the Treatment of Historic Properties has guidelines regarding new additions to historic buildings. Similar recommendations also appear in the Historic Dublin Design Guidelines. Overall, an addition to a historic building must not overpower the historic structure in height, mass, scale, and proportion. Rather, any new addition must be compatible with the historic structure but not identical. New materials should be traditional ones used in Historic Dublin for building additions but do not have to match those in the historic building.

One advantage of the proposed garage addition is that it is a separate structure from the historic core and will not destroy historic materials or features. If removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. It is connected to the main building by a small, one-story mudroom addition that is appropriate in size and scale and does not

detract from the historic core. Proposed materials of both the garage and mudroom addition are compatible with the historic structure and are appropriate.

The Secretary of Interiors Standards for Rehabilitation state that new work will be compatible with the historic features, size, scale, and proportion. While the footprint of the new garage addition (approximately 26'x36') is almost the same as the existing concrete block garage (40'x24'), it overwhelms the historic dwelling in height, mass, scale, and proportion. It is as tall as the historic core and should be reduced in height. In addition, it has a shed dormer on the east side and a gable dormer on the west side that overpower the original building in mass and scale. The historic dwelling is a simple end gable roof structure of one-and-a-half stories. The proposed addition introduces too many visual elements in the various dormers and rooflines that detract from the historic structure and compete for attention. Rather, the new addition should contain similar simple stylistic features that complement the historic building. The original dwelling set the style that should be used in any new additions; the numerous shed dormers, gable dormers, and end dormers do not appear in the original structure. While one or two new additional features may be appropriate, the combination of numerous dormers and rooflines create a distraction and is not compatible with the historic structure or the district overall.

ADDITIONAL THOUGHTS

As mentioned in the previous review and noted by the applicant, the existing stone wall encircling the property needs to be protected during the construction of the additions. The Secretary of Interior's Standards for Rehabilitation recommends "*identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall character.*" Site features such as the stone wall are part of the historic character of the property. It is a character-defining feature and should be protected during construction of the addition.

And, any potential archeological resources need to be protected during the construction of the additions as well. The Secretary of Interior's Standards for Rehabilitation also state "*archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*" Care should be taken during demolition and subsequent construction, and if any potential archeological findings are uncovered, the appropriate authorities must be notified.



Row of existing garages along Blacksmith Lane. The current garage at 63 S. Riverview Street is to the far right. Note the size, scale, and features of the garage structures. In its current form, the proposed garage addition will overpower the existing ones and detract from the overall historic district.

PHOTOGRAPHS



1. Front (east) side of 63 S. Riverview Street. Note the stone wall encircling the property. (Source: Google Earth)



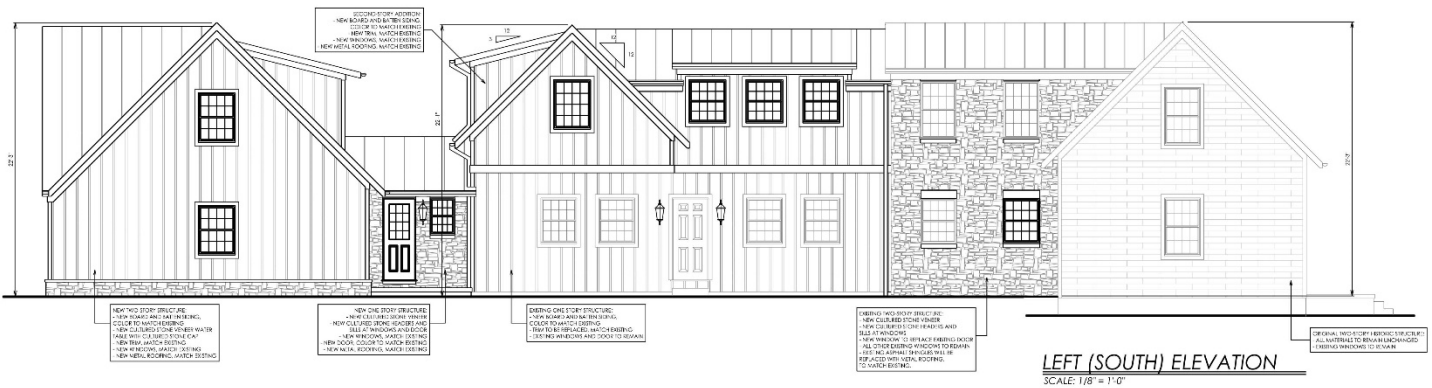
2. Side (south) view of 63 Riverview Street. The historic core is in the forefront with two existing additions to the rear. (Source: Google Earth)



3. View of the rear of 63 S. Riverview Street with the existing one-story addition and detached garage. A second story master suite will be added to the one-story addition. (Source: Google Earth).



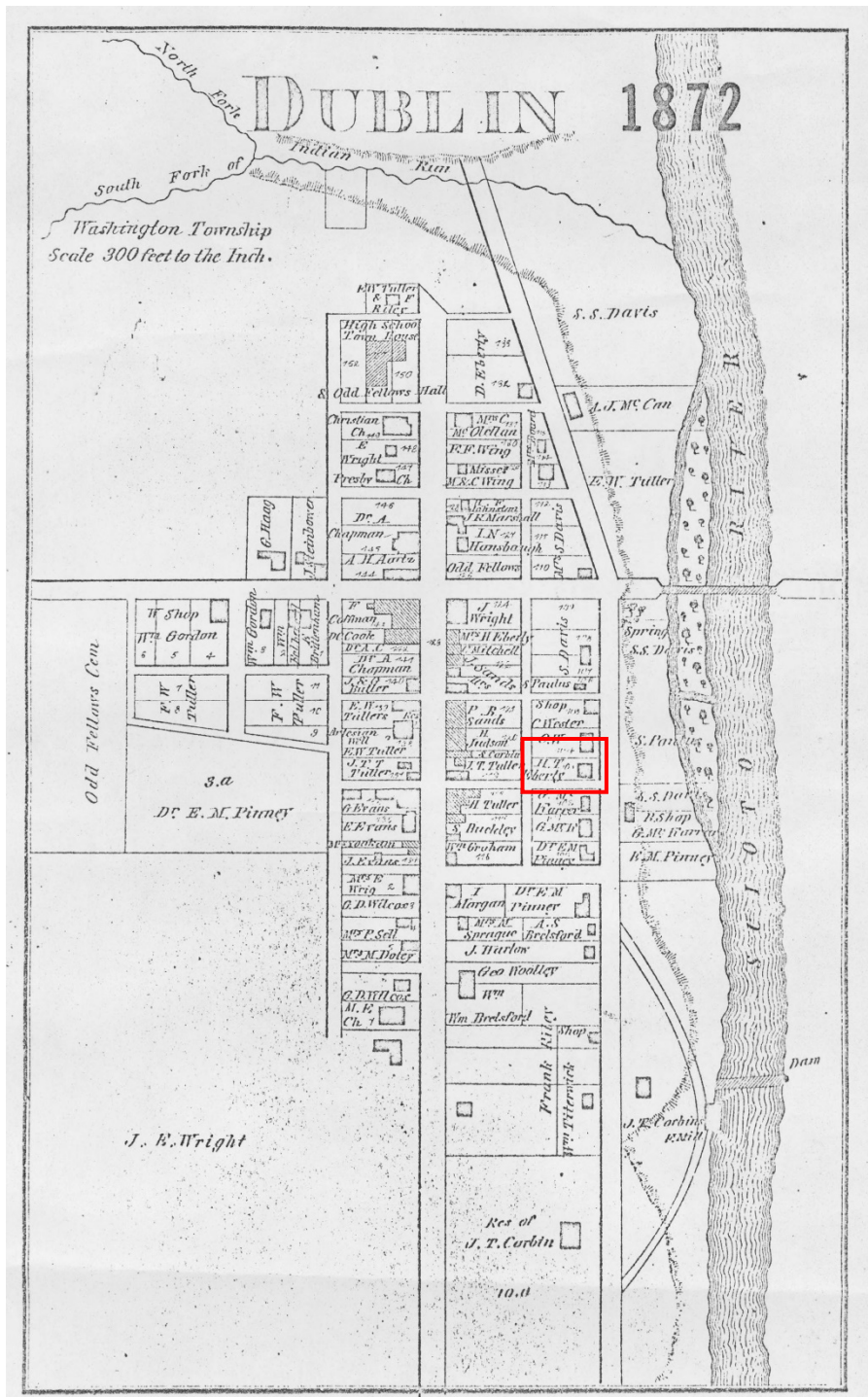
4. Panoramic photograph of the south side of the current building. Note the simple gable rooflines and the edge of the existing garage to the far left of the photograph.



5. South elevation of the proposed addition by the applicant. The numerous dormers overwhelm the structures and detract from the historic core of the building. The height of the new garage needs to be reduced so it is clearly an outbuilding or accessory structure and not part of the main building.



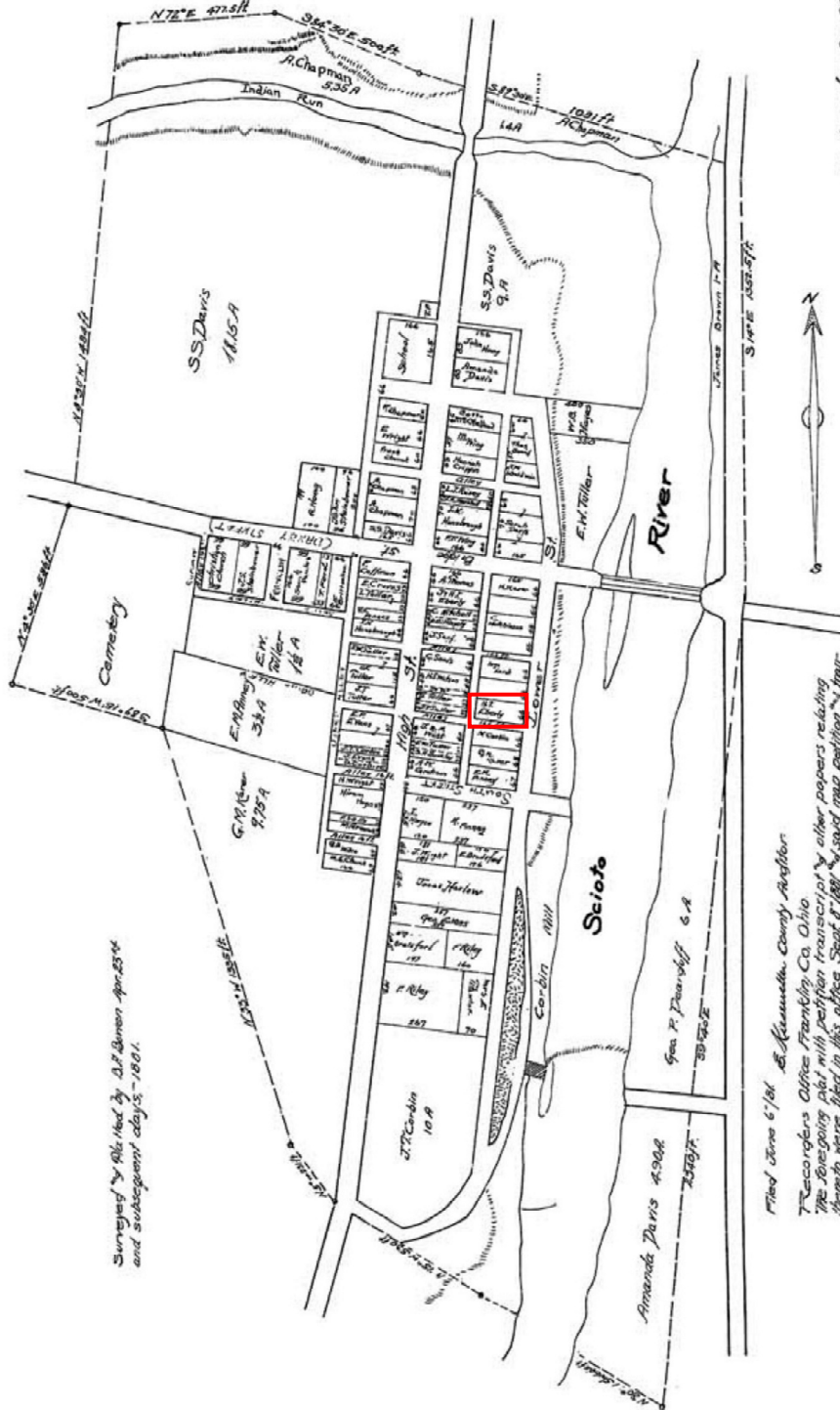
6. Quick sketch of a simplified south elevation. The windows of the second-floor master suite now align with those below and a simplified roofline complements the original structure. The garage addition is reduced in height and its dormers removed so it does not compete with the original building.



2. 1872 map of Dublin, Ohio. The property at 63 S. Riverview Street is now owned by H. T. Eberly. It still contains a rectangular residence. (Caldwell's Atlas of Franklin Co. & City of Columbus, OH. Columbus: J. A. Caldwell & H. T. Gould, 1872)

PLAT OF DUBLIN

BOOK 3 PAGE 100



Surveyed by Wm. Med. by D.P. Burton Apr. 25th 1881 and subsequent days - 1881.

Filed June 6th 1881 E. Kinnaman, County Auditor
 The Recorder's Office Franklin Co. Ohio
 The foregoing plat with petition transcript & other papers relating thereto were filed in this office Sept 8th 1881 by said map partitioner, and were recorded on this by the following page in this 8th day of November 1881. Sixty days after date of filing G. M. Denton, Recorder

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3. 1881 plat of Dublin, Ohio. The property at 63 S. Riverview Street is still owned by the Eberly family. (Digital Collection at the Columbus Metropolitan Library)



4. 1895 Map of Dublin, Ohio. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



5. 1947 Aerial View of Dublin, Ohio. The rooflines of the existing rear additions to 63 S. Riverview Street are visible. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)