



MEMO

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

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

Date: January 16, 2019

Re: Review for Exterior Modifications to 86 Franklin Street

INTRODUCTION

The approximately 1/3-acre property located at 86 Franklin Street is within the boundaries of the City of Dublin's local Historic District and part of the Bridge Street Corridor Historic Residential Zoning District. The property was surveyed as part of the 2017 City of Dublin Historical and Cultural Assessment and is part of the Ohio Historic Inventory. According to the report's findings, the Franklin Street neighborhood (along with this property) was recommended eligible for the National Register of Historic Places as part of the recommended Dublin High Street Historic District boundary increase. This neighborhood is typical of mid-century growth in Dublin (Criterion A – History) and contains many minimal-traditional and ranch-style homes that represent this period of post-World War II growth (Criterion C – Architecture). As such, this property is considered eligible for the National Register of Historic places.

DESCRIPTION

The one-story Ranch-style house at 86 Franklin Street has a masonry block foundation, stone and brick veneer exterior walls, an exterior brick chimney, and an asphalt-shingle hip roof. The building is basically rectangular in plan (48' x 32') with a 20' x 6' hipped-roof front extension and a 16' x 8' enclosed sunroom to the rear. The front entry consists of a 6' x 6' open porch with a stone veneer post and a typical Ranch-style wood door with two horizontal windows covered by an aluminum storm door. Windows include 3-part picture windows on the front with a fixed window in the center flanked by two operable windows as well as metal-frame jalousie windows on the side and rear of the building. The rear of the building has an enclosed sunroom on the upper level. The lower level has a wood-frame glass pedestrian door and two solid garage doors. Stone retaining walls flank the concrete driveway from Mill Lane to the house.

HISTORY

According to historic maps and research, the property at 86 Franklin Street was owned by Dr. Holmes Sells in 1856 and by his brother-in-law, Dr. Eli Morrison Pinney, in 1872 and 1881. The property remained undeveloped in the early twentieth century even though it was owned by the Swallow family in 1946 and the Termeer family from 1946 to 1957 (Franklin County Auditor). In October 1960, Susanna Brown owned the property and built a Ranch-style dwelling between 1961 and 1962.

The Brown family was prominent in the area, owning several large farms outside of Dublin from as early as 1856 when James Brown owned a 100-acre farm off Post Road to the west of Dublin. By 1883, this farm had expanded to a little over 211 acres and Jas. Brown acquired an additional 50 acres to the east of Dublin on the other side of the Scioto River. The property to the west of Dublin was divided among family members Sarah J. Brown (45.5 acres), Jason D. Brown (39 acres), and Basil Brown (44 acres) according to a 1895 Map of Franklin County. By 1895, the property to the east of Dublin consisted of 52 acres owned by Emma Brown. Mary Emma Brown Bailey was born on this farm in 1905, graduated from Dublin High School in 1923, and in 1925 worked as an office trainer in the City of Columbus (1925 Shamrock Yearbook). By 1926, she was a school teacher in Dennison, Ohio, and worked there for at least two years (1926-1928 Shamrock Yearbook). She later returned to Dublin and served as the clerk for school superintendent Willard Grizzell and acted as clerk and treasurer for the Dublin Board of Education. Between 1940 and 1955, Mary Emma Brown Bailey lived in Dublin on Lower Street (now Riverside Drive) while Basil Brown and Joe Brown lived at the Brown property to the east of Dublin off Riverside Drive and Post Road. Mary Emma Brown Bailey eventually moved in with her mother, Susanna Brown, at 86 Franklin Street and lived there until her death in 2004. Bailey Elementary School, which opened in 1996, is named after her for her contributions to the area.

Although the home at 86 Franklin Street passed through a series of owners (Susanna Brown and Mary E. Bailey in January 1965, Mary E. Bailey in October 1983, Kimberly F. Fladt in May 2005, Shanghi Enterprises LLC in August 2015, George Crimsom LLC in October 2015, and Windsor Homes LLC in November 2017), few changes were made to the property over the years. As such, the house has excellent integrity of location, design, setting, materials, workmanship, feeling, and association.

Dublin, Ohio, was essentially a small community depending upon agriculture, quarrying, and local trade until the late twentieth century. With the construction of Interstate I-270 around the City of Columbus beginning in 1961, the area began to grow in population and change in form. With this increase in population and building boom came the need for new housing. The most popular house style during this period, both locally and nationally, was the Ranch house. While the style originated in the 1930s with several California architects, by the 1950s and 1960s it became the dominant house style throughout the country. Its popularity was made possible by the nation's increasing dependence on the automobile, leading to the development of sprawling suburbs with larger lot sizes and house types with integral carports or garages to accommodate automobiles. Ranch homes were typically one story with low-pitch hipped or side gable roofs with broad, overhanging eaves. Exterior walls were clad in wood, brick, or stone, or a combination of materials. Large, 3-part picture or ribbon windows were popular for living areas located along the front of the house. Rear patios, porches, or enclosed porches were common as opposed to the large, front porches of earlier dwellings (Virginia and Lee McAlister, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1993). Doors were generally flat, clean, and geometric with no lights, or with only two or three rectangular lights in a simple, geometric pattern. Other features included a rambling floor plan, low and broad chimneys, and minimal front porches (Hardlines Design Company, *City of Dublin Historical and Cultural Assessment*. Dublin, Ohio: 2017).

The house at 86 Franklin Street is an excellent example of a Ranch house with excellent integrity. Character-defining features include the low hip roof with a wide eave overhang, the stone and brick cladding, and the three-part picture windows on the façade. The front porch post and simple wood

entry door with two horizontal lights are also typical of the style. Other character-defining elements are the wide, rectangular brick chimney, rear enclosed porch, and the integral garage on the lower level. Overall, the property is typical of the mid-century development of the City of Dublin and its architectural features represent the popular Ranch-style of this period. As such, 86 Franklin Street is considered a contributing element to the National Register as part of the recommended Dublin High Street Historic District boundary increase. Its character-defining features should be altered as little as possible less the property lose integrity and its National-Register eligibility.

COMMENTS ON THE PROPOSED EXTERIOR MODIFICATIONS

Below is a review of the proposed exterior modifications 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 proposed exterior modifications to 86 Franklin Street include new garage doors, new front, side, and rear pedestrian doors, painted brick, new windows, a new deck, new soffit and fascia, a new asphalt driveway, and a new stair tower addition to the rear of the structure. The applicant proposes to replace the front door with a two-panel door with three vertical lights and the front windows with larger, two-light slider windows with black frames. Other modifications include wrapping the front porch post with cedar lap siding and replacing the soffit and fascia with engineered wood siding in a rustic cedar finish. The sides and rear of the building will receive a new TimberTech deck, new windows with black frames, new carriage-style garage doors and a two-story, approximately 8' x 12' stair tower addition sheathed in cedar lap siding. The side and rear brick walls will be painted Sherwin Williams alabaster white.

While many of these changes are needed given the age of the current structure, care should be taken to choose appropriate replacement materials. The Secretary of Interior's Standards for the Treatment of Historic Properties has specific guidelines regarding the rehabilitation of historic structures and replacement materials. In particular, the historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features that characterize a property should be avoided. In addition, distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Similar recommendations also appear in the Historic Dublin Design Guidelines.

Overall, more information—including a site plan, existing elevations, and new elevations labelling the modified features—is needed before the proposed modifications are approved. The proposed TimberTech deck's impact on the dwelling and the surrounding property is unclear since there is no site plan, building plan, or elevation of the proposed deck. How will the deck be accessed? Will there be stairs from the deck leading to the side or rear yard? What of the existing stairs leading from the enclosed sunroom to the side and rear yards; they appear to be demolished in the structural review

material, but this is not clearly noted. Nor is there an elevation of the proposed stair tower showing the size and height of the addition and its relationship with the existing structure. While the proposed stair tower is to the rear of the structure, dimensioned elevations and/or a perspective can show that it will not be seen from the front of the building. A site plan and perspective view can show that it will have a limited impact to the side and rear of the building due to other features and landscaping.

In addition, more information is needed regarding the size and placement of the new windows. According to the Historic Dublin Design Guidelines:

“Replacement windows should duplicate the appearance of the originals as closely as possible in number of panes.... Use the same material, usually wood, as was used in the original windows.... The new windows should simulate the operating characteristics of the originals.... Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes (page 57).”

The rendering in the application shows larger front and rear windows while the material package has smaller windows selected. Elevations showing the location and size of the replacement windows would be helpful. And the style of the window should match that of the existing, especially the three-part picture windows on the façade which are a character-defining feature of the home.

And many of the proposed replacement materials and features appear Craftsman in style and not appropriate to the mid-century Ranch-style of the home. For example, the carriage-house style replacement garage doors would not have appeared on a Ranch house; horizontal rectangular glass and/or horizontal panels would be more appropriate. (However, since the garage doors are not visible from the front of the structure or from the rear alley, the replacement style will have little overall visual impact to the surrounding area.) The new front door, with its two wood panels and three vertical windows, is also Craftsman in style. A mid-century style door with clean, simple features would be a more appropriate replacement. And the stone veneer porch entry post should NOT be re-faced in cedar siding. The Historic Dublin Design Guidelines note that one should *“avoid removing historic doors or entrance elements.... since such work can significantly change a building’s character (page 51).”*

While the eaves of the roofline are deteriorated and need replacement, the proposed finish for the new soffit and fascia—a rustic cedar—is not appropriate. Rather, the finish of the engineered wood should match that of the existing—a white wood finish—which is more historically accurate. Although the main character-defining feature of eaves, the broad overhang, will not be altered, the new material will have a visual impact on the structure. The current concrete driveway is also deteriorated and overgrown with vegetation in some areas. While the new driveway will be asphalt, it is a suitable replacement if it stays in its current configuration and does not alter or damage the existing stone retaining walls.

Most importantly, the side and rear brick should NOT be painted. According to the Historic Dublin Design Guidelines, *“Masonry which has been painted in the past should remain painted, since removal of paint can be difficult and damaging. However, walls that have not been painted in the past should remain unpainted (page 44).”* The brick veneer is a character-defining feature of the mid-century Ranch house and should NOT be altered, especially since painting is NOT reversible.

ADDITIONAL THOUGHTS

Many jurisdictions have trouble addressing the National-Register significance and eligibility of mid-century buildings associated with the recent past. According to some accounts, more than six million Ranch homes were sold in the United states between 1948 and 1955 (Hardlines Design Company. City of Dublin Historical and Cultural Assessment. Dublin, Ohio: 2017). The style remained popular up into the 1970s when it was replaced by Split-Level homes. As a result, the Ranch homes are common and often overlooked for National-Register eligibility due to their large numbers and relatively recent inclusion in historic contexts. The Ohio State Historic Preservation Office, in conjunction with the Ohio History Connection, has developed a series of research materials addressing the recent past—including a statewide historic context outlining the important social, political, and economic trends that shaped land use decisions, architectural styles, property types, and building technology in Ohio from 1940-1970. It can be accessed at <https://www.ohiohistory.org/preserve/state-historic-preservation-office/hpsurvey/ohio-modern-preserving-our-recent-past>

PHOTOGRAPHS



1. Ranch-style house at 86 Franklin Street from the northwest.

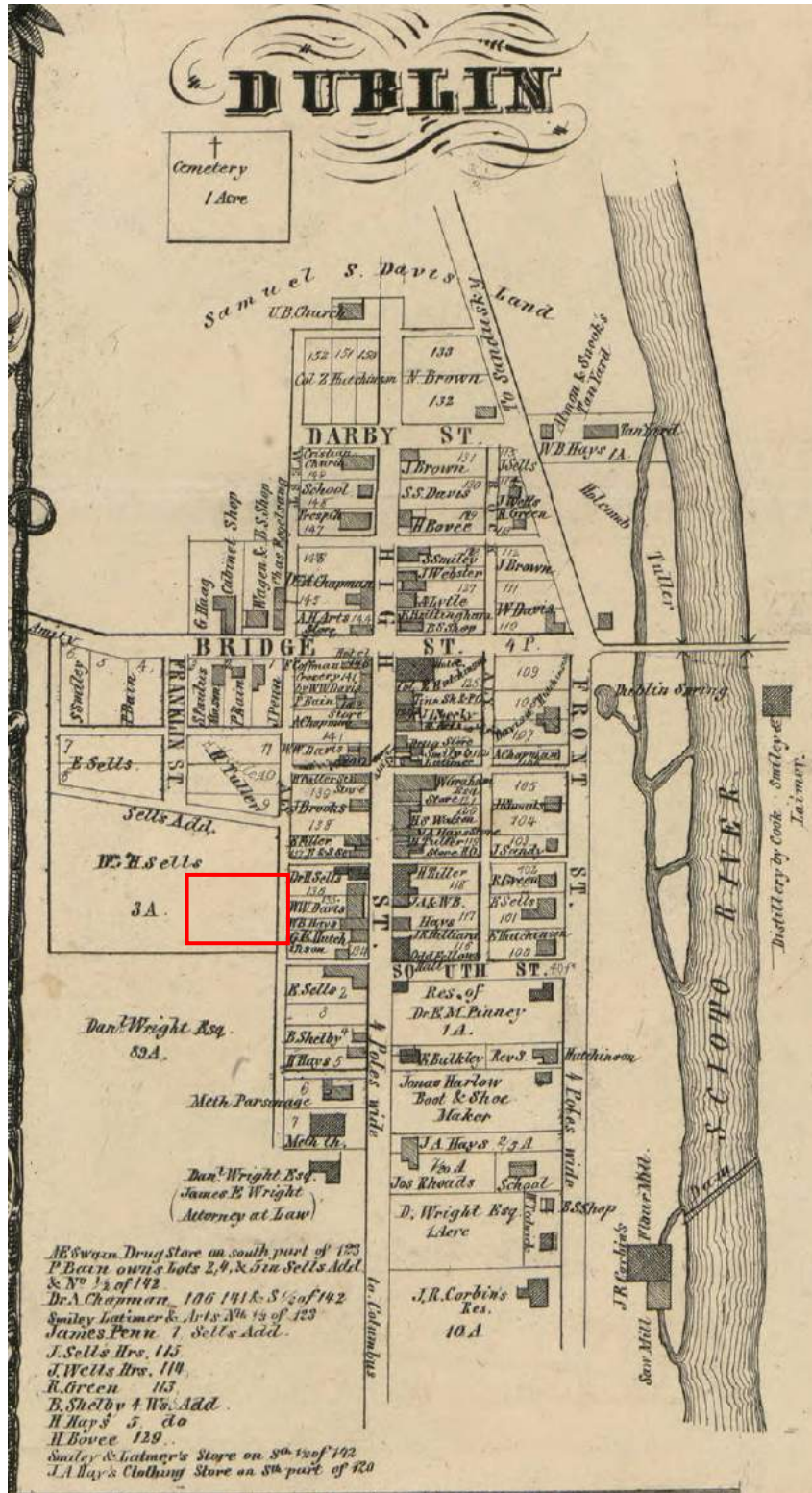


2. House at 86 Franklin Street from the southwest.

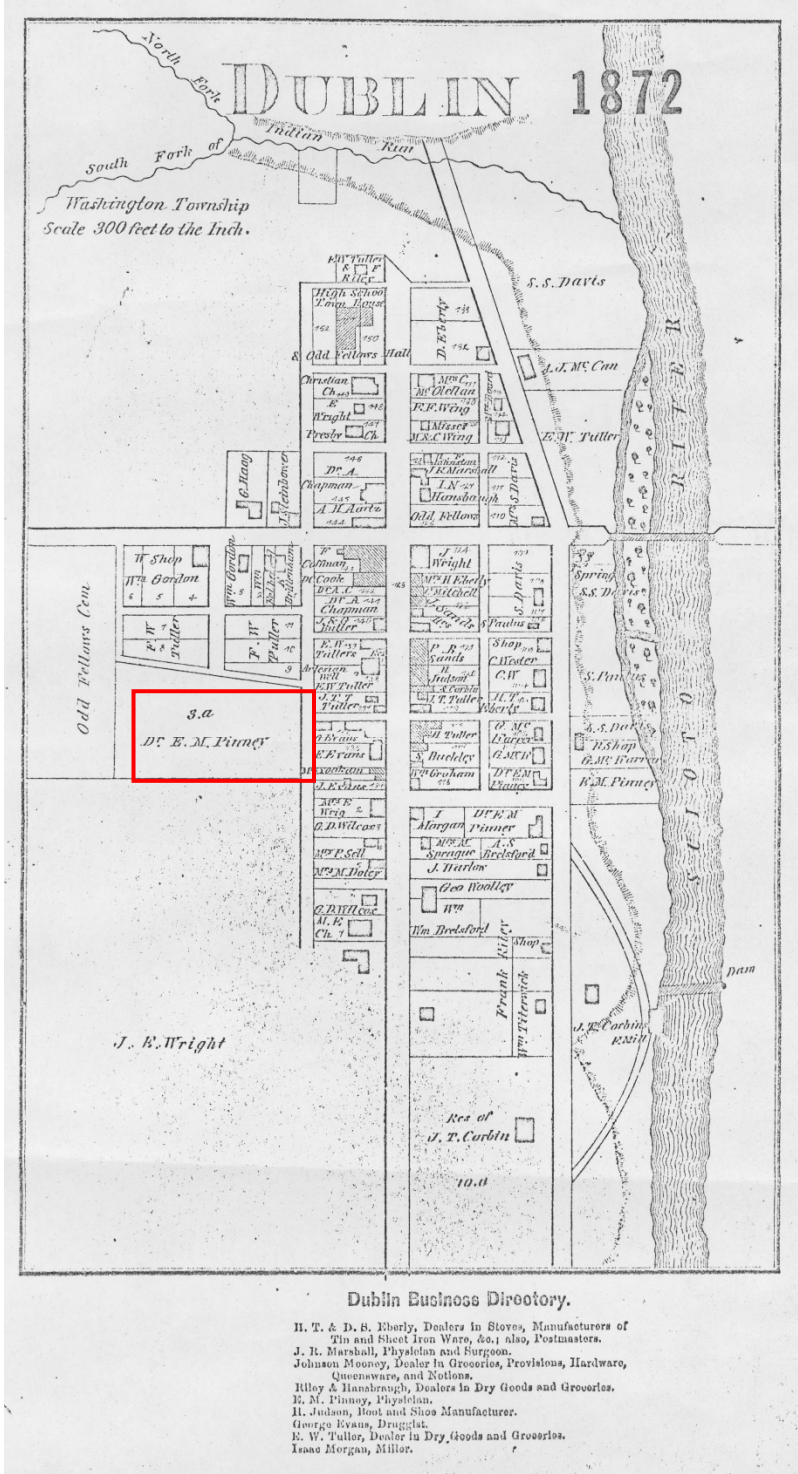


3. View of the rear of 86 Franklin Street from Mill Lane (Windsor Company Submission to the Dublin Architectural Review Board).

MAPS & HISTORIC IMAGES



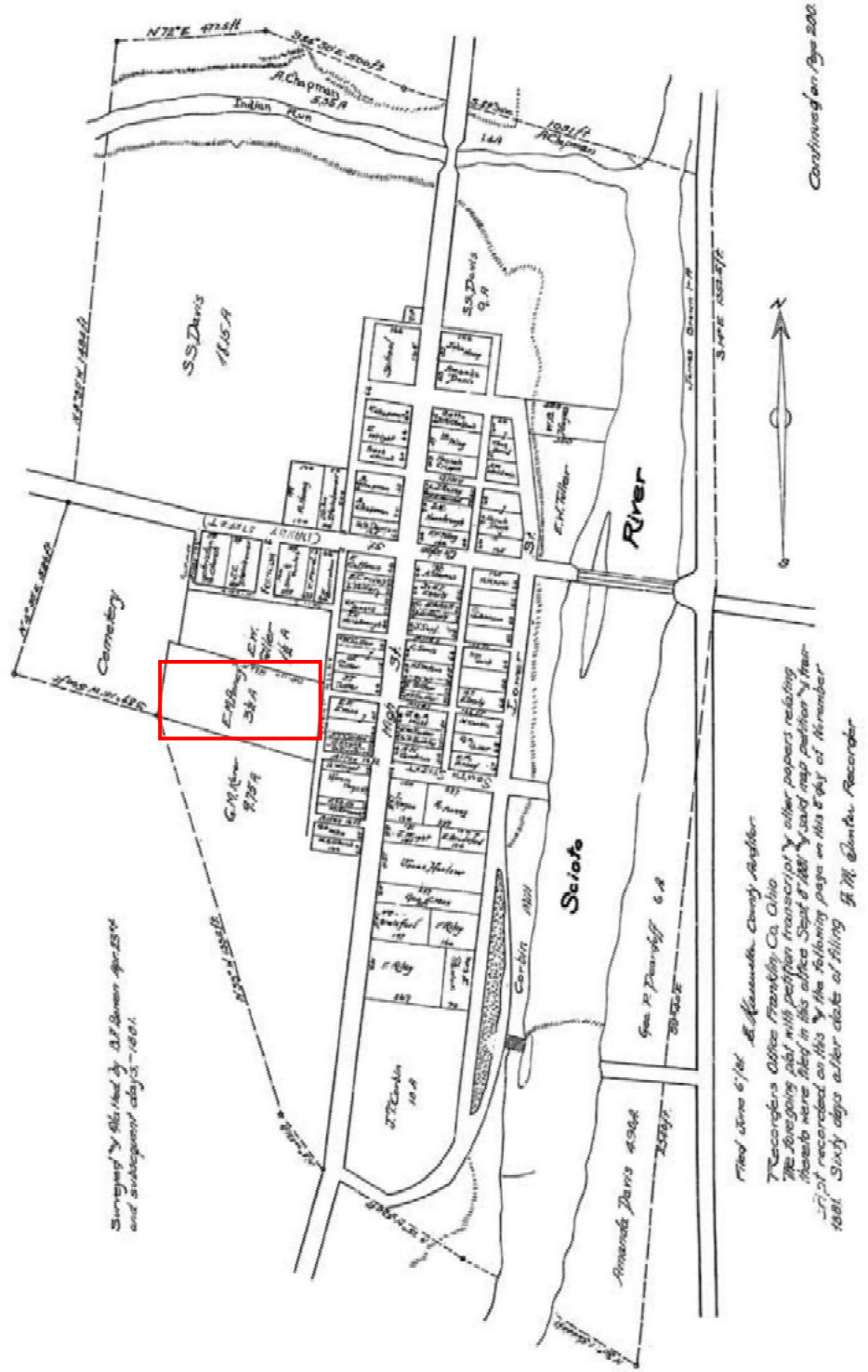
1. 1856 map of Dublin, Ohio. The property at 86 Franklin street is owned by the Sells family. (John Graham Map of Franklin County. Philadelphia: R.C. Foot Jr., 1857)



2. 1872 map of Dublin, Ohio. The property at 86 Franklin Street is owned by Dr. Eli Morrison Pinney. (Caldwell's Atlas of Franklin Co. & City of Columbus, OH. Columbus: J. A. Caldwell & H. T. Gould, 1872)

PLAT OF DUBLIN

BOOK 3 PAGE 189



Surveyed & divided by J.P. Green Apr. 25th
and subsequent days - 1881

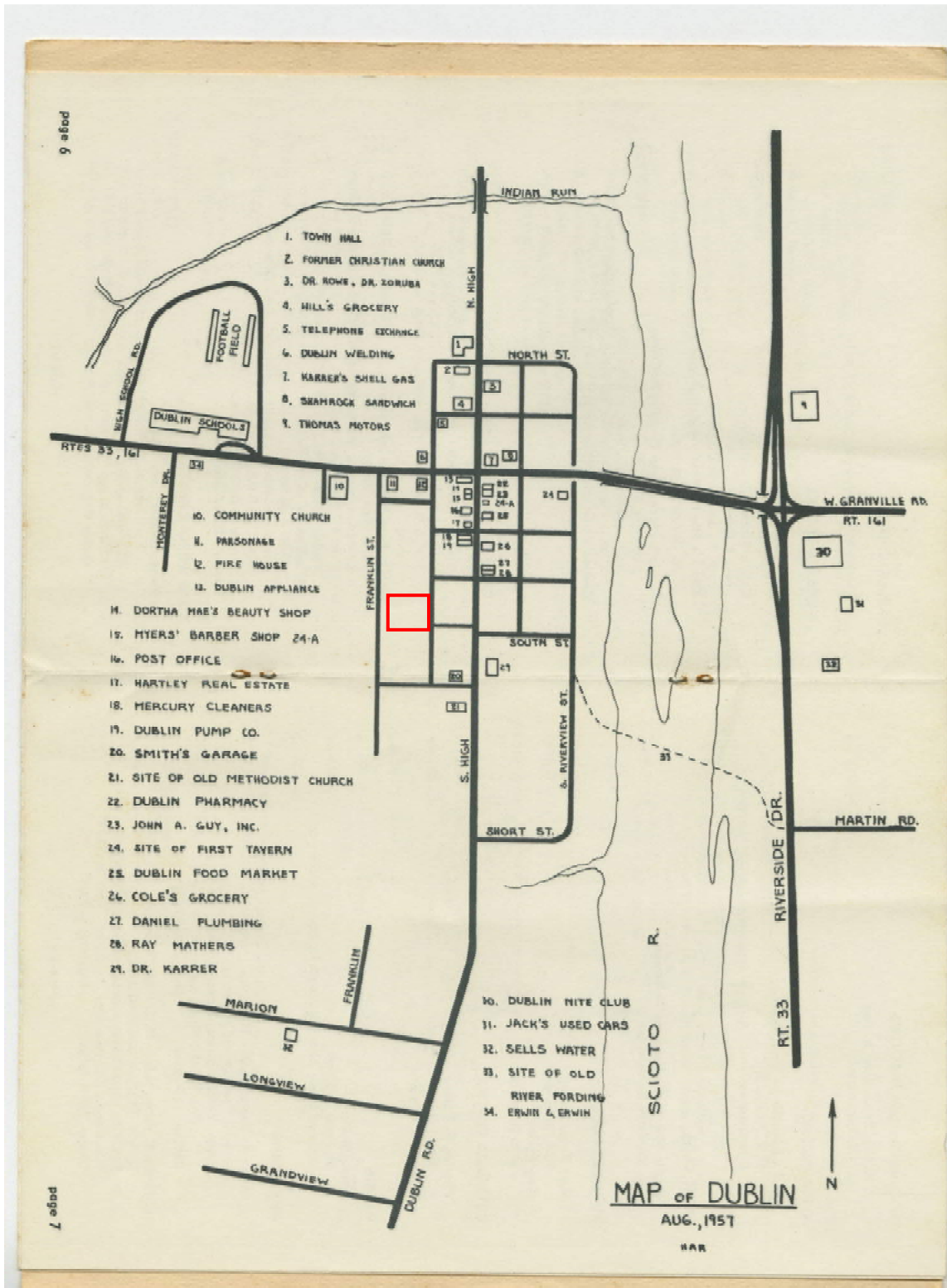
Map done by W. L. Kinsman, County Engineer
Records Office Franklin Co. Ohio
The foregoing plat was prepared in accordance with other papers relating
to the same, filed in this office Sept. 27th 1881, and was published in the
Ohio Record on the 27th of the following page on the 27th of November
1881. Study also other plats or filings of W. L. Kinsman, Recorder

Continued on Page 200

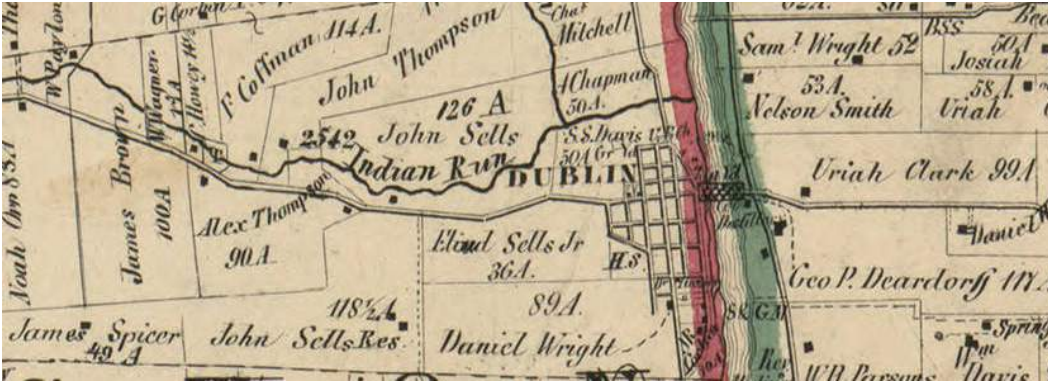
3. 1881 plat of Dublin, Ohio. The property at 86 Franklin Street is still owned by Dr. Eli Morrison Pinney. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



4. 1947 aerial view of Dublin, Ohio. The property at 86 Franklin Street is still undeveloped although Franklin Street has been built. According to the Franklin County auditor, the property is owned by Leonard V. Swallow, trustee, in June 1946 and Henry A. and Ruthella Termeer in October 1946. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



5. 1957 Map of Dublin, Ohio. Both branches of Franklin Street have been completed. According to the Franklin County Auditor, the property at 86 Franklin Street is still undeveloped and owned by Richard D. and Marilyn J. Termeer. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



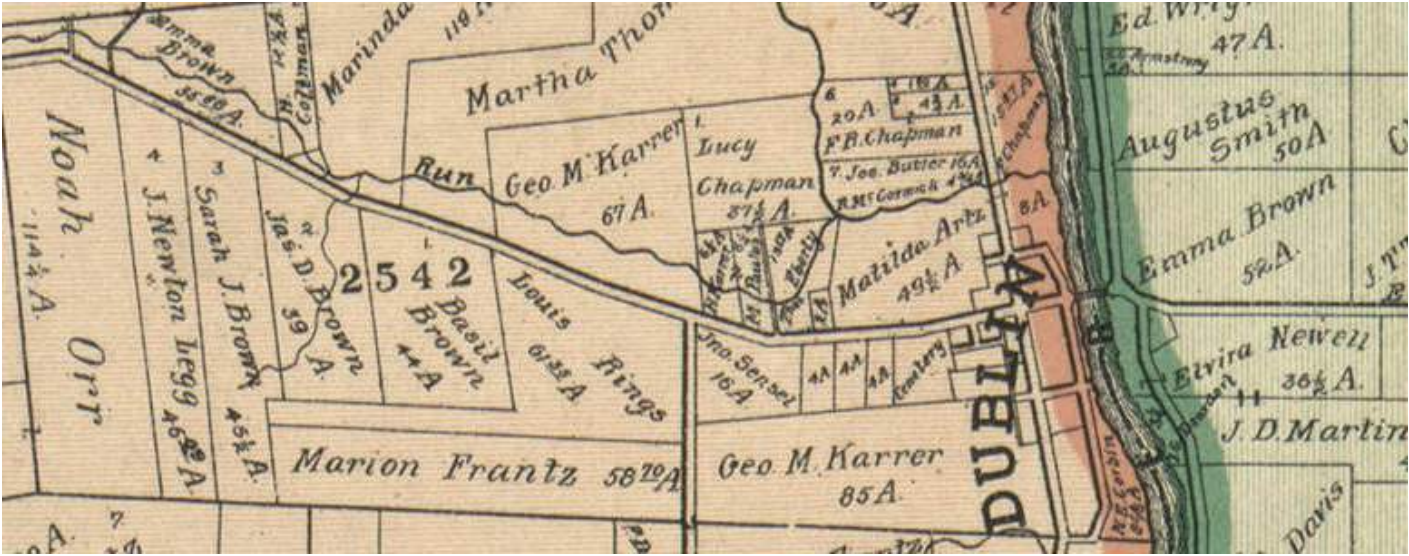
6. 1856 Map of Dublin and Washington Township. The Brown family has 100 acres of land to the west of Dublin.



7. 1872 Map of Dublin and Washington Township. The Brown family farm has spread to the north side of Post Road and now has a little over 211 acres.



8. 1883 Map of Dublin and Washington Township. The Brown family still has a farm to the west of Dublin and has acquired some land to the east on the other side of the Scioto River.



9. 1895 Map of Dublin and Washington Township. Emma Brown now owns a 52-acre farm to east of Dublin. This is where Mary Emma Brown Bailey was born in 1905 and spent part of her childhood.



10. Picture of Mary Emma Brown Bailey on the family farm located off Riverside Drive near present-day Route 161. From left to right, the people are Fay Brown, Ruth Brown Moffitt (on horse, daughter of Basil Brown), Basil Brown, James Brown, Mary Emma Brown Bailey, Joe Brown (on horse) Susie Freshwater Brown (wife of Basil Brown) and David Freshwater (brother of Susie Brown). (Source: Dublin's Journey. Dublin, OH: City of Dublin, 2004 and the Dublin Historical Society Digital Collection at the Columbus Metropolitan Library)



11. Photo of the class of seventh and eight grades at Washington Township School. Mary Emma Brown Bailey is third from left to right. (Source: Dublin Historical Society Digital Collection at the Columbus Metropolitan Library).



84 ■ Faces of Old Dublin

■ Mary Emma Bailey ■

11. Photo of Mary Emma Brown Bailey from 1993. (Source: Scott Talton Weber, *The Faces of Old Dublin*. Burton, OH: Shanachie, 1993)