



MEMO

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

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

Date: December 4, 2018

Re: Review of Minor Modifications to 109 S. Riverview Street

INTRODUCTION

The .74-acre property located at 109 S. Riverview Street is listed on the National Register of Historic Places as part of the Washington Township MRA (Multiple Resource Area) and is part of the local Dublin Historic 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 (1976, 2003, and 2017 forms). According to the report's findings, the property was **recommended to remain eligible** for the National Register as part of the Washington Township MRA, to remain a contributing resource to the local historic district and contributing to the Dublin High Street Historic District boundary increase. It was reviewed by the Architectural Review Board in 2017 for minor modifications to the exterior in the form of replacement materials and repairs. This review will provide additional information on the property and focus on a proposed master bedroom addition.

The property at 109 S. Riverview Street contains a simple Federal-style two-story gable-roof brick house dating to ca. 1827 with numerous rear additions. The historic residence has a brick foundation, a rectangular plan, a seam-metal side-gable roof with decorative gable ends, two interior brick chimneys, and a simple wood band below the eaves. The six-over-six-sash windows have flat (jack) arch brick lintels while the six-panel wood front door has a stone sill and deep wood trim, and is topped by a four-light transom and jack arch brick lintel. Several seam-metal roof rear extensions include an approximately 32' x 61' one-story gable-roof wood-frame component, an approximately 20' x 30' one-and-a-half-story wood-frame gable-roof garage, an approximately 10' x 24' two-story cross-gable wood-frame garage addition, and an approximately 12' x 20' shed-roof rear porch. These additions appear to date to after 1980 (Franklin County Auditor).

HISTORY

According the National Register nomination, the main house was originally built in 1827 by Charles Sells as a one-story structure; the second story was added ca. 1842 by Dr. Eli Morrison Pinney. Charles Sells was the son of John Sells, who moved to the area from Pennsylvania around 1800 and founded the City of Dublin. The property became known as the Eli Pinney House when Marilla Sells (daughter of Charles Sells and Ann Amanda Hutchison) married Dr. Eli

Morrison Pinney in 1843. Sometime before 1856, Pinney built a kitchen addition to the rear of the brick dwelling; it is unclear if this addition was later removed or engulfed by subsequent extensions to the home. According to local lore, Dr. Eli Pinney was an abolitionist and the house served as a stop on the Underground Railroad for enslaved people fleeing to freedom during the American Civil War. He died in 1907 and the property was eventually sold to Chas. J. Partlow in April 1920. A series of frame additions and agricultural outbuildings were constructed on the property between 1924 and 1932. These improvements can be seen in photographs and aerial views from the 1940s. More recently, a series of one-story frame additions have been built to the rear of the main house. While these more recent additions have impacted the setting of the property, the historic home still has integrity of location, design, materials, workmanship, feeling, and association. As such, it **is recommended to remain eligible** for the National Register of Historic Places for its local significance in areas of architecture and exploration/settlement as well as for its association with Charles Sells and Dr. Eli Morrison Pinney.

COMMENTS ON THE PROPOSED MODIFICATIONS

Below is a review of the proposed modifications to the historic building and a discussion of issues that should be addressed before exterior renovations and additions are approved for the house. It is based upon this reviewer's understanding of the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines as well as 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 Historic Dublin Design Guidelines has specific strategies regarding new additions to historic buildings. Overall, an addition should be subordinate to the original building. It should be obvious which is the original building, and which is the new construction. The addition must not overpower the historic structure in height, mass, scale, and proportion. Rather, any new work must be compatible with the historic structure in materials, features, size, scale, and proportion but not necessarily identical. And it should be located toward the rear of the original building, keeping the appearance of the original as unchanged as possible. If space needs or lot conditions require that the addition be placed farther forward, the façade of the addition should be set back from the original façade. New materials should be traditional ones used in the area but do not have to match those in the historic building. And the style of the addition should take its major design cues—form, massing, roof shape, window proportions and spacing, door types, and level and kind of ornamentation—from the original building (Historic Dublin Guidelines).

Similar recommendations also appear in Secretary of Interior's Standards for the Treatment of Historic Properties. The Standards for Rehabilitation state that any new additions should not destroy historic materials, features, and/or spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic

materials, features, size, scale, proportion, and massing to protect the integrity of the property and its site. And any new construction will be undertaken in a manner so that it can be removed in the future without harming the historic material, structure, or environment of the property (Secretary of Interior's Standards for the Treatment of Historic Properties).

The applicant proposes to build a 21'-4" x 30' master bedroom suite with a bedroom and sitting area, study, master bath, half bath, and closet to the southwest of the historic building extending from an earlier, non-historic addition. The one-and-a-half story addition will have vertical board and batten siding and a standing seam side-gable metal roof with a small, square window under the gable and an off-center interior end chimney. It is unclear what the foundation will be; ideally, it should match that of the historic home and/or earlier additions. A one-story hyphen will attach the bedroom suite to an earlier addition immediately behind the main house. A shed-roof porch accessed by patio doors will extend behind the master bedroom to a new patio (part of a later application). Windows will be triple two-over-two sash windows with transoms in the master bedroom and smaller sash or fixed windows in the hyphen corridor and bathroom.

Other modifications include replacing building components in the earlier, non-historic additions to the rear of the historic core. These include a new standing seam metal roof to match the previously approved and installed roof on the main structure, new trim, replacement windows to match those of the master bedroom suite, new pedestrian doors, new carriage-style garage doors, new shutters with appropriate hardware (including hinges and shutter dogs), and new goose-neck wall sconce light fixtures. The rough-sawn cedar columns and half-timbering of the existing covered porch will be replaced with simple wood columns while the porch will be expanded and screened. The existing horizontal siding of the family room will be changed to vertical board and batten to match that of the master suite addition. Since these changes are to extant, non-historic building components, they will not affect the integrity of the historic property. Rather, the improvements are compatible with the historic core in materials, features, size, scale, and proportion, and will not detract from the historic property or its environment.

Overall, the style of the master bedroom addition is also appropriate for the historic property. The rectangular form, roof shape, door types, window style, simplistic ornamentation, and materials complement that of the historic core. Yet the addition is clearly a new feature to the site and not part of the historic structure. The new addition is attached to an earlier addition to the historic home with a hyphen so it can easily be renovated or removed in the future without harming historic building fabric.

However, there are some features that should be addressed before the proposed addition is approved. The windows of the master bedroom addition, while appropriate in style, are too large and visually compete with those of the main building. The historic building had simple sash windows in a single configuration with no transoms. This pattern was also followed in the earlier non-historic additions to the home. The proposed replacement windows and new ones of the master bedroom addition are doubles or triples with transoms. Since the earlier

additions are to the rear of the historic core, the replacement windows are not visible from the street and will have little impact on the historic core. But the proposed master bedroom windows are significantly larger than those of the historic core and are visible from the street. They will visually compete with the original building and give added emphasis to the new addition. As the Historic Dublin Design Guideline note, one of the most common ways to keep a new addition subordinate to the original building is to keep the addition smaller in scale, including the windows (page 74).

In addition, the new proposal calls for the addition and/or relocation of the HVAC condenser units to the front of the master bedroom suite and slightly to the side of the original building. While the plans indicate there will be landscaping to screen the units, it is unclear what the extent of this screening will be. Generally, mechanical systems are located to the rear of a building. This is common in new construction and especially important for existing buildings in historic areas. While modern systems are needed in historic districts, they should be hidden to not detract from the historic district and its environment. Even the Secretary of the Interior **recommends not** *“installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.”*

But most importantly, the size and scale of the master bedroom addition should be reduced, relocated, or removed altogether if possible. Secretary of Interior states that:

“The construction of an exterior addition on a historic building may seem to be essential for the new use, but...such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., noncharacter-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.”

The current proposal calls for a 21'-4" x 30' (640 sf) building footprint, which is almost the same size as the 20' x 39' (780 sf) historic structure. With its sheer size and location to the front of the lot, the new addition has the potential to overpower the historic building. While earlier, non-historic additions enlarged the building by approximately 2500 sf, these additions lay to the rear of the main house and did not detract from the historic streetscape. Ideally, the current building plan should be analyzed to see if a master bedroom suit can be accommodated in the existing non-historic portions of the structure before adding to the site. Since a complete set of plans and/or building program was not included in the application, it is difficult to determine if this analysis was conducted. Only after it is determined that the current building cannot meet modern needs should an addition be built.

And the proposed location of the master suite addition, while not off the historic core, may extend from an early historic addition to the house dating to Dr. Eli Pinney. Ideally, the addition should avoid this area, or at least an analysis of the building fabric should be conducted to

determine if this is a more recent addition or a historic one. And if the master bedroom suite cannot be relocated to the rear of whole structure (creating a c-shaped building with courtyard), then its size can be reduced. The addition of landscape screening can also lessen its impact to the historic district and the historic dwelling. Perspective renderings showing the new addition and landscape plantings in relation to the historic core from Riverview Street may ensure that the new does not overpower the old structure and negatively impact the historic district.

ADDITIONAL THOUGHTS

Any potential archeological resources need to be protected during the construction of the master bedroom addition. 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."* While it is unclear if there are any archeological resources on the property, the site has been inhabited since the 1820s. In addition to the main house, there was an early rear kitchen addition as well as several agricultural outbuildings on the site. As such, there is a strong likelihood there may be resources associated with the historic home and its inhabitants on the property. Construction of the proposed master bedroom suite will disturb the ground and may unearth potential archeological resources. Consequently, care should be taken during construction. If any potential archeological findings are uncovered, the appropriate authorities must be notified.

PHOTOGRAPHS



1. Photograph of 109 S. Riverview Street from the east.



2. Photograph of 109 S. Riverview Street from the southeast.



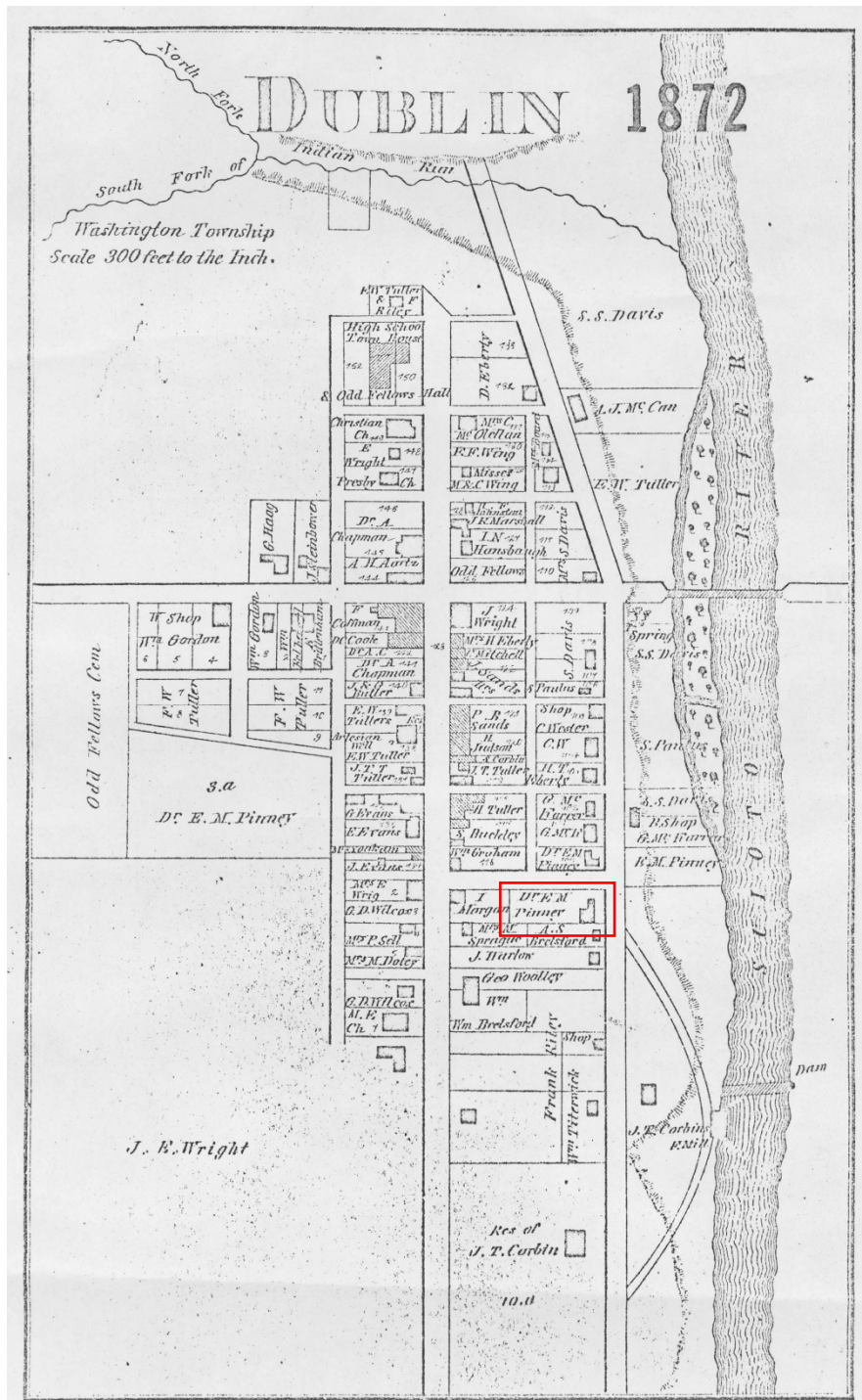
3. Photograph of 109 S. Riverview Street from the northeast. Note how the additions are located behind the historic core and not visible from Riverview Street.



4. Photograph of 109 S. Riverview Street from the northwest.



4. Ca. 1940 photograph of 109 S. Riverview Street from the northeast before the numerous rear additions. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library) Although the Columbus Metropolitan Library states that this photo is from the 1940s, I think it is more likely that it dates to after 1947 and before the rear additions were constructed.



2. 1872 map of Dublin, Ohio. The property at 109 S. Riverview Street (Front Street) is the still the residence of Dr. E. M. Pinney although the lot is smaller, and the outbuilding now belongs to I. Morgan. The early rear kitchen addition seems to be larger. It is unclear if this addition was later removed or engulfed by the more recent extensions to the historic home.



3. 1895 map of Dublin, Ohio. The property at 109 S. Riverview Street (Front Street) is approximately 135' wide and 237' deep—the same dimensions as today according to the Franklin County Auditor.



4. 1947 aerial view of Dublin, Ohio. The property at 109 S. Riverview Street contains a main house and several outbuildings. (Columbus and Ohio Map Collections at the Columbus Metropolitan Library)