



MEMO

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

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

Date: September 18, 2019

Re: 3rd Review for new construction at 158 S. HIGH STREET

INTRODUCTION

The applicant first submitted material to the City of Dublin for review in June 2019 to demolish the existing duplex at 156-158 S. High Street and replace it with two single-family homes. The assumption was made that there was little or no historic building material remaining in the duplex and demolition was an appropriate action. The review focused on the suitability of the proposed new construction and its compatibility with structures in the historic district. This reviewer requested additional information and slight changes to the new dwelling at 156 S. High Street before the proposal was approved. The application for 158 S. High Street was more problematic. The two proposed styles of the building did not compliment the neighboring historic structures in the district, which are predominately Colonial Revival or Folk Victorian styles. In addition, information was lacking; there were no floor plans, roof plan, or elevations of the sides and rear of the building, no landscaping plans or details, and no door and window manufacturer information.

To address the concerns above, the applicant made a second submittal to the City of Dublin in August 2019. I recommended **approval** of the new structure at 156 S. High Street as re-designed since the building resembles a simple, one-story Greek Revival farmhouse that compliments the historic buildings in the district. The home's features, such as the brick masonry foundations and exterior brick chimney, the horizontal siding, shutters, trim, sash windows, door with transom and full-length front porch, are traditional in nature and resemble details in the Dublin Historic District. However, many issues remained with the size, scale, massing, and architectural character of 158 S. High Street. The forms and roof shapes, as well as the rhythm of bays (or lack thereof) did not reflect those in the surrounding area and the new dwelling did not compliment the character of the district. As such, I recommended that 158 S. High Street **not be approved** until the applicant re-designed the building to be more suitable to the style, scale, massing, and proportion of the historic district.

The applicant made a third submittal in early September 2019 for 158 S. High Street to address the concerns of the reviewer and planning staff. Below is a review of the proposed new home for 158 S. High Street as re-designed 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, and the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines. 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.

THOUGHTS ON THE NEW CONSTRUCTION at 158 S. HIGH STREET

The new one-and-a-half-story dwelling at 158 S. High Street will consist of an approximately 2,600 square-foot single-family home with a small gable-front porch supported by square posts. The porte-cochere of the previous design was removed in favor of a rear-loaded single garage. The side-gable garage roof has two shed-roof dormers centered over the windows below. The façade was simplified with a lower front gable and removal of an oval vent. The front entry was changed to a double door with a transom. However, with the removal of the porte-cochere, the north side elevation became more complicated. While this was one of the staff's recommendations—as well as the addition of more windows—the elevation is now unbalanced. The windows should be of similar size and style. The window heads, sills, and mullions should align across the elevation for harmony. Moreover, the shed dormer on the façade should be mirrored on the rear of the garage for symmetry and the height of the garage should match that of the master bedroom/double garage to the south for balance.

The rear of the building also underwent a major re-design as well to decrease the number of stacked windows in the main gable. The deck was expanded to meet the enlarged screen porch to the south. While the reduction of windows helped simplify the elevation, the expanded deck and screen porch further complicated it. In addition, there are four different window styles and sizes on the elevation; they should be simplified like on the north side elevation to be of a similar size and style. The heads, sills, and mullions should align. The full windows above the deck windows and doors should be removed and replaced with transoms which match those in the master bedroom. To give more light to the great room, a window centered in the gable similar to the front of the building could be added. This would help create a more cohesive composition between the front, sides, and rear of the building. And as mentioned above, the height of the master bedroom/garage should match that of the garage behind it. Both steps would help reduce the mass and scale of the rear of the building and make it more compatible with surrounding structures.

The re-design of the rear (east) elevation complicated the south side elevation, which was more appropriate before. The screen porch—which historically would have been a sleeping porch—has been enlarged with a stone wall which is not historically accurate and makes no visual sense. The addition of a small shed-roof “bump-out” confuses the elevation; its window should match the one to the right in size and type. In addition, the far-right window in the lower level should be surrounded by stone facing like others along the foundation wall.

Overall, the re-design is a step in the right direction. However, I would **not recommend approval** of the current design proposal since the portions of the building still do not complement others in the historic district. While the use of materials may be appropriate, the various rooflines, building heights, and size and styles of windows result in an incoherent look that does not blend with the surroundings. The design should be revised slightly to simplify elements and repeat them throughout the building, so it appears as a cohesive whole and blend in with those in the surrounding area. The rear of the building is still problematic and needs to be simplified. The gable fronts have too many elements—a hipped roof, board and batten siding, and shingles above a band board. I would simplify this to two elements.

PHOTOGRAPHS ALONG S. HIGH STREET



1. 200 S. High Street. The new single-family home was built in 2014 with traditional features such as the stone foundation, shingle siding, the stone-faced front gable with bay window, the front-gable porch with entry, and six-over-six sash windows with shutters and trim.



2. 182 S. High Street. The building dates to ca. 1850 and is listed on the National Register as part of the Washington Township MRA. It is also recommended contributing to the City of Dublin's Historic District and the Dublin High Street Historic District National Register boundary increase. New construction in the area should match the scale, massing, and proportions of existing historic structures such as this.



3. 126 S. High Street. The building dates to ca. 1849 and is contributing to the City of Dublin's Historic District as well as the Dublin High Street Historic District. New construction in the area should match the scale, massing, and proportions of existing historic structures such as this.



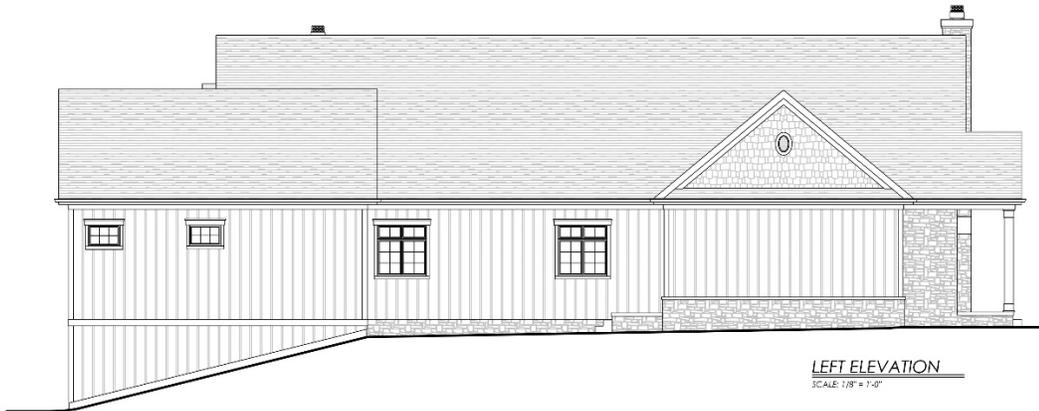
4. Earlier façade proposal with the porte-cochere, which is out of place and inappropriately sized.



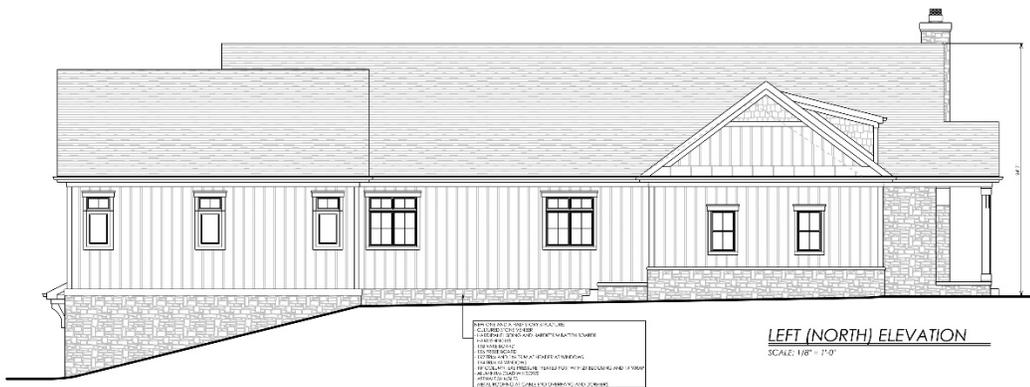
5. Re-designed façade with porte-cochere removed for a rear-load garage, a lower front gable, and an enlarged screen porch. The hyphen connecting the garage should have a stone foundation and the “bump-out” to the right (south elevation) should be removed.



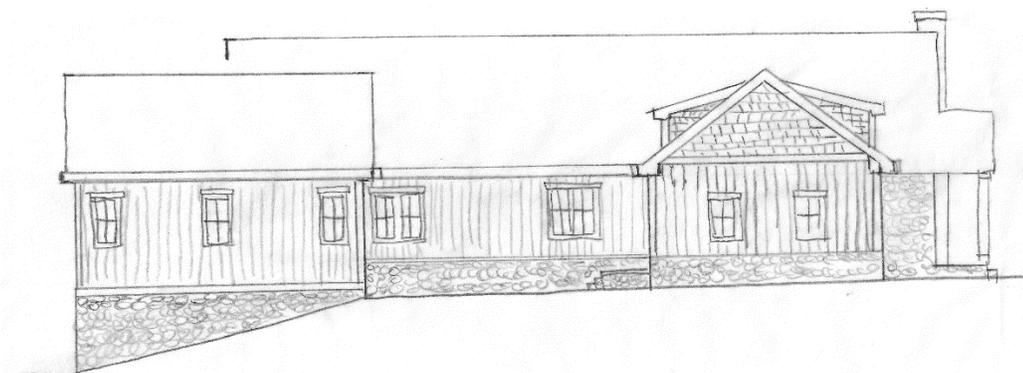
6. Sketch of front elevation with stone foundation in the hyphen, simplified front gable, removal of right “bump-out” and height of screen porch slightly reduced to align with the hyphen.



7. Earlier north (left) side elevation with porte-cochere and a few mis-matched windows.



8. Re-designed north side elevation with porte-cochere removed for a rear-load garage and added windows. The windows should be of a similar size and style while the garage needs a rear shed dormer for symmetry. The height of the front garage and rear master bedroom/garage should align for balance while the stone water table should be carried through the main portion of the house.



9. Sketch of north side elevation with stone water table continued, shed dormers on both sides of the garage roof, and windows of the same size and type. The gable of the garage has been simplified as well. The roofs of the rear master bedroom/garage and the front garage are now aligned.



10. Earlier rear elevation with porte-cochere and lots of windows. The numerous gables and windows are out of place and compete for dominance. The face needs to be simplified, especially the series of windows over the five doors. This type of two-story great room with prominent windows would not have appeared in a historic structure.



11. Re-designed rear elevation with reduced windows. The windows are still mis-matched with a variety of styles and sizes. The height of the master bedroom/garage roof should align with that of the garage behind it. The height of the gables has been reduced while the size of the screen porch and deck have been enlarged.



12. Sketch of modified rear elevation with uniform windows and simplified gables. The heights of the garages now align as well as the heights of the screen porch and the hypen beyond.



13. Earlier south (right) side elevation with stone walls and screen porch. The far-left window on the lower level should have a stone foundation wall surrounding it.



RIGHT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

14. Re-designed south (right) side elevation with screen porch with stone wall, "bump-out" shed-roof extension, and enlarged deck.



15. Sketch of south (right) side elevation with simplified porch and "bump-out" removed. The stone water table starts at the downspout and continues through the main portion of the house. The stone wall has been removed from the screen porch. The stone extends into the foundation below grade for the windows, which are of the same size and type and align.