



MEMO

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

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

Date: August 15, 2019

Re: Minor Project Review for 106 S. HIGH STREET

INTRODUCTION

The property at 106 S High Street consists of a one-story building located on the southeast corner of S. High Street and Pinney Hill Lane in the historic core of the Dublin. The corner lot measures approx. 58' wide and 114' deep. The L-shaped building has a stone foundation, wood frame walls with stucco or asbestos siding, and a hipped roof with asphalt shingles. The front of the building has one-over-one wood sash windows flanked by shutters, a recessed front porch with Tuscan columns, and two entry doors; a wood panel door topped by a transom and a wood and glass door to the left of the main entry. The Pinney Lane side of the building has two components—a stucco-sided portion with one-over-one sash windows and an asbestos sided-portion with two-over-two wood sash windows with decorative wood trim. The rear of the building contains two additions totaling approx. 28' wide and 14' deep and covered in asbestos siding. Windows include (2) two-over-two wood sash and a small rectangular fixed window. The roof is a saltbox shed roof sloping towards a wood deck at the rear of the building.

The small commercial building was at one time a single-family home and is considered contributing to Dublin's local historic district. It was also surveyed in 2017 as part of the City of Dublin Historical and Cultural Assessment. The property was recommended as contributing to the Dublin High Street National Register Historic District boundary since the new district is more inclusive of the historic resources in the original village. Although covered in asbestos and stucco, the building has good integrity of location, design, setting, feeling, workmanship, and association. The current proposal calls for minor renovations to the exterior of the building to add architectural interest and new landscaping. This review will focus on the minor improvements and their suitability for the historic district.

BACKGROUND

According to historic maps and research, the property was part of the original village of Dublin and contained an outbuilding belonging to Dr. E. M. Pinney dating to ca. 1850. By 1872, the rectangular structure on the corner of S. High Street and Pinney Lane belonged to an I. Morgan. According to the 1881 Plat of Dublin, Morgan still owned the property. After that point, ownership and subsequent changes become unclear until 1957, when an aerial shows the property similar to its current state.

Below is a review of the proposed minor renovation in the historic district and a discussion of issues that should be addressed before it is approved. It is based upon this reviewer's understanding of the

Secretary of the Interior's Standards for the Treatment of Historic Properties as well as 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 MINOR RENOVATIONS

The property lies within the historic core of Dublin and contributes to the context of the area. Both the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Historic Dublin Design Guidelines contain recommendations regarding renovation work. Overall, one should retain original or historic building material to the greatest extent possible and avoid replacement elements that create a false sense of history. To achieve these goals, the removal of existing historic building material is discouraged unless it is so deteriorated that it cannot economically be repaired. In addition, the installation of non-original decorative elements or salvaged material from other buildings (especially those not of the time period or style) is discouraged (Historic Dublin Design Guidelines, 29).

106 S. High Street

Proposed improvements to 106 S. High Street include stone foundation restoration, window restoration and preservation, window replacement, exterior paint, and landscape enhancements. The north and east side of the building foundation have been covered with stucco and paint and are deteriorating. The applicant proposes to clean the stone and tuck-point it to restore it to its original appearance. The one-over-one sash windows on the north, west, and south sides of the building will be retained; the historic glass will be preserved and the sash repaired, re-caulked, and painted. Shutters will be added to the north and south faces, and the existing shutters on the west face will be replaced. In addition, windows on the back (east face) of the building will be replaced due to extensive frame and sill deterioration. The new windows will be aluminum-clad wood windows similar to the one-over-one sash windows on the front of the building. Since these replacement windows are located in the additions to the rear of the historic building, they will have little impact on the integrity of the main structure. The applicant also proposes to re-paint the entire building with gray walls, white trim, and dark green shutters. And the landscape enhancements will include a brick-paved sitting area with a bench shaded by a redbud tree and surrounded by a grass lawn bordered by boxwoods and deciduous hedges. Hydrangeas will be planted to the northwest of the building to hide the utilities and meters.

Overall, the minor improvements to the building are compatible with the historic building material and will not damage its integrity. However, the contractor needs to be aware of the preferred treatment of historic building fabric. The National Park Service has produced several preservation briefs and technical notes regarding the treatment and repair of historic building fabric. In particular:

Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings, which details how to prepare for a cleaning project, understanding the building materials, cleaning methods and materials, and how to plan for a cleaning project.

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings, which explains the historical background identifying the problem(s) before repointing, finding an appropriate mortar match, properties of mortar, execution of the work, and visually examining the mortar and masonry units. This is a significant issue since incompatible mortar can damage historic masonry.

Preservation Brief 9: The Repair of Historic Wooden Windows, which discusses the architectural or historical significance of windows, how to physically evaluate historic windows, routine maintenance, stabilization, splices and part replacement, weatherization, and window replacement.

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork, which addresses the justification for paint removal, paint removal precautions, repainting historic buildings for cosmetic reasons, conditions, recommended treatments, and selecting the safest method to remove paint.

Preservation Tech Notes Number 4: Windows, which discusses replacement wooden frames and sashes and protecting woodwork against decay.

Preservation Tech Notes Number 6: Windows, which deals with replacement wooden sash and frames with insulating glass and integral muntins.

Moreover, I would request additional information regarding:

- Window manufacturer information and details. The applicant has selected aluminum-clad wood windows, and I suggest they submit additional information regarding the windows to ensure that the style is traditional in nature and compatible with the historic one-over-one sash windows.
- Elevations with paint colors/locations noted. In particular, will the stone foundation be painted? Generally, it is not recommended to paint masonry since it is difficult, if not impossible, to remove it without damaging the masonry. However, since portions of the foundation already have stucco and paint, it may be difficult to return the stone foundation to its natural state.

In addition, since the property has been occupied since ca. 1850, there is a potential for archeological resources such as former building foundations, wells, cisterns, etc. These elements could be uncovered during site work for the new landscape. As such, any potential archeological resources need to be protected and preserved in place. If such resources must be disturbed, mitigation measures should be undertaken. Care should be taken during site work, and if any potential archeological findings are uncovered, the appropriate authorities must be notified.

PHOTOGRAPHS



1. 106 S. High Street, west (front) side. (Source: Google Earth)



2. 106 S. High Street, north side. (Source: Jacobs Grant Design LTD, July 2019)

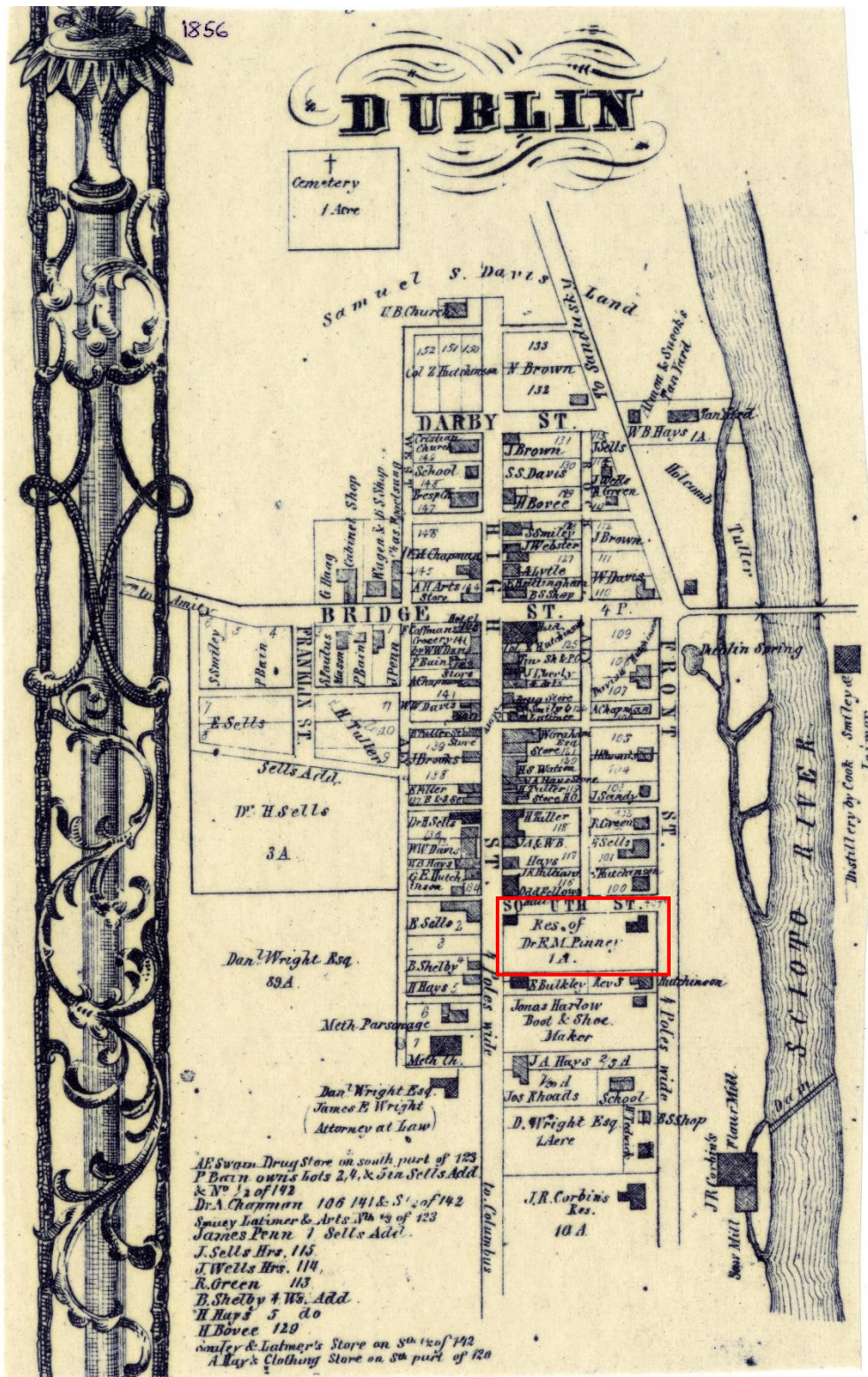


3. 106 S. High Street, east (rear) side. (Source: Jacobs Grant Design LTD, July 2019)

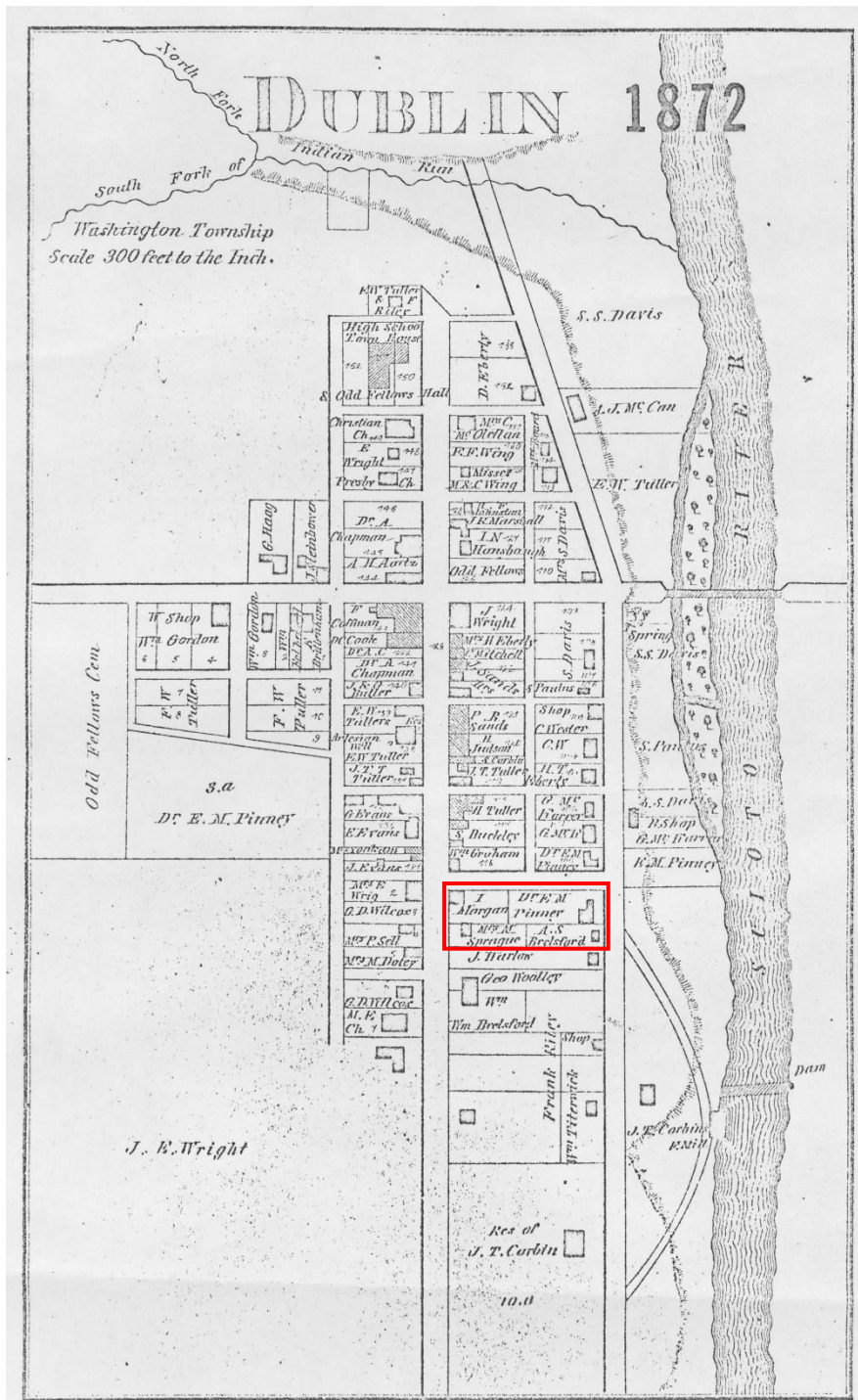


4. 106 S. High Street, south side. (Source: Jacobs Grant Design LTD, July 2019)

MAPS & HISTORIC IMAGES



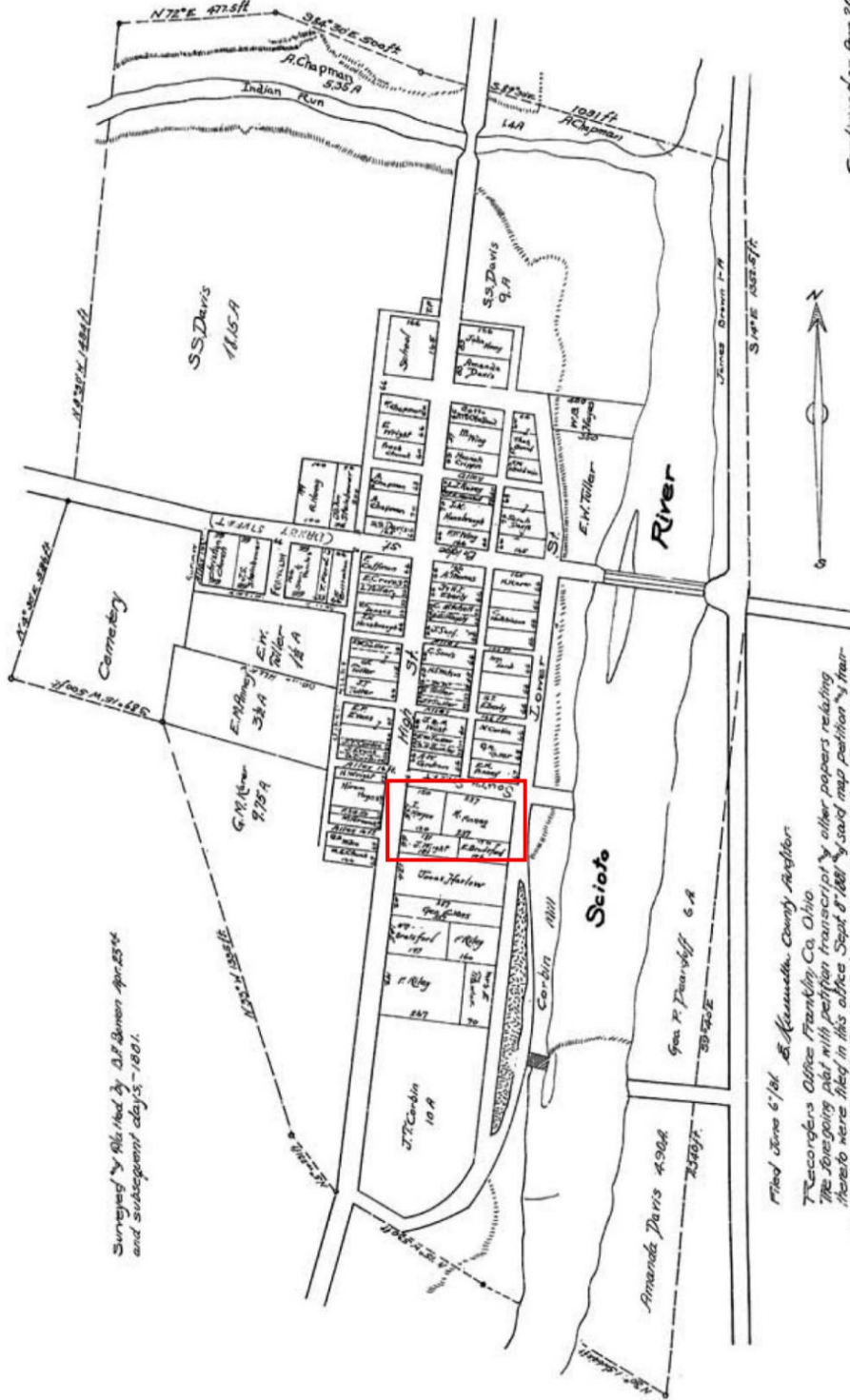
1. 1856 map of Dublin, Ohio. The rectangular building at 106 S. High Street appears to be an outbuilding belonging to Dr. E. M. Pinney. (John Graham Map of Franklin Co. Philadelphia: R. C. Foote, Jr., 1857)



2. 1872 map of Dublin, Ohio. The property at 106 S. High Street is now owned I. Morgan. (Caldwell's Atlas of Franklin Co. & City of Columbus, OH. Columbus: J. A. Caldwell & H. T. Gould, 1872)

PLAT OF DUBLIN

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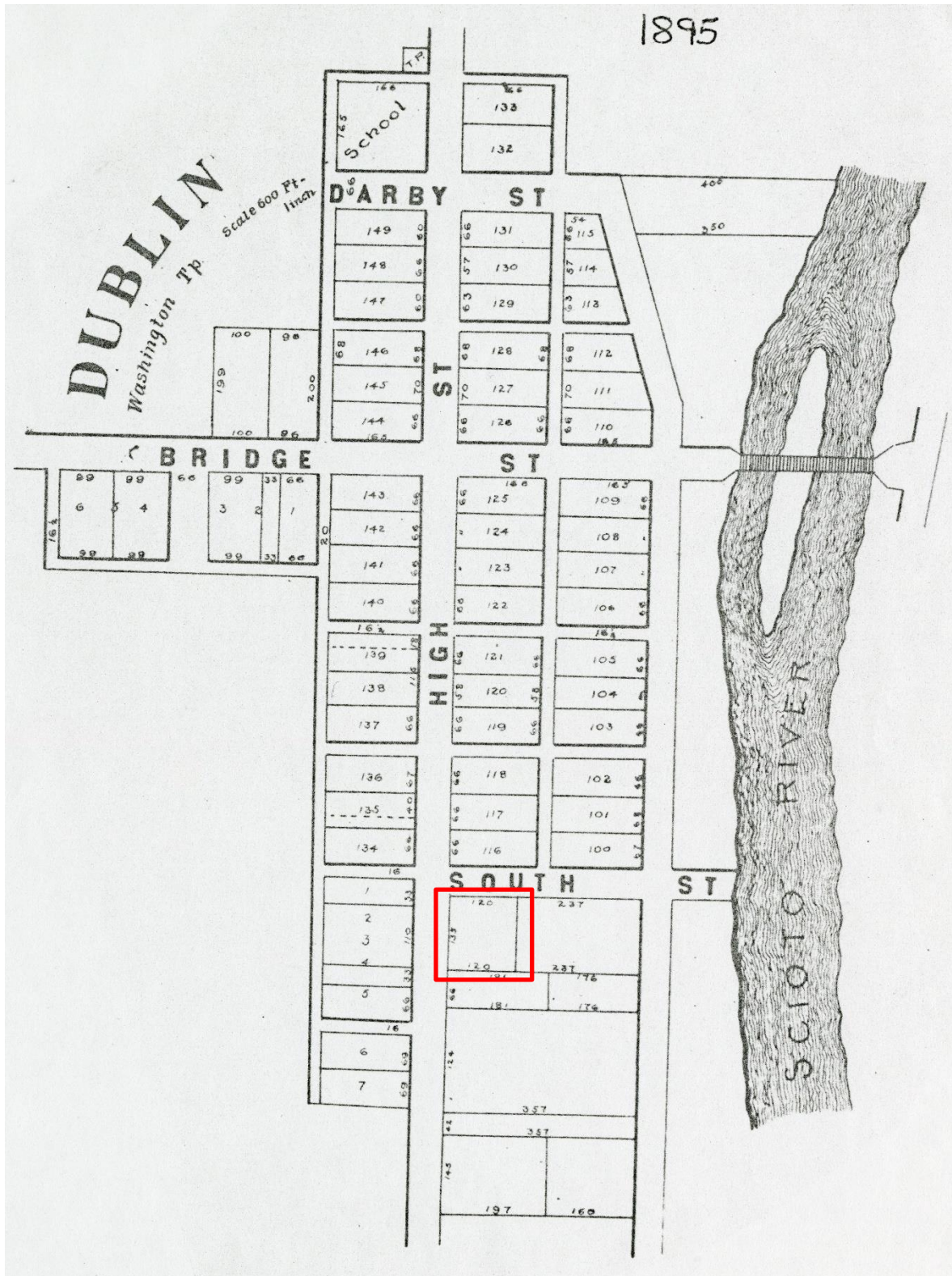


Surveyed by A. H. Neal by A. L. Bowen Apr. 25th and subsequent days, - 1861.

Filed June 6th 1861 E. Muscular County Auditor
 The Recorders Office Franklin Co. Ohio
 The foregoing plat with petition transcript & other papers relating thereto were filed in this office Sept 8th 1861 by said map partition & tract of recorded on this by the following pages in this 8th of 16 number 1861. Sixty days after date of filing J. M. Gantow Recorder

Continued on Page 200.

3. 1881 plat of Dublin, Ohio. The property at 106 S. High Street is still owned by I. Morgan. (Digital Collection at the Columbus Metropolitan Library)



4. 1895 Map of Dublin, Ohio. The property at 106 S. High Street is 133' wide and 120' deep. Although the depth is almost the same, the property is much wider than it is currently. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



5. 1947 Aerial View of Dublin, Ohio. The property at 106 S. High Street is visible, with an L-shaped building and a neighboring garden area. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)