



# MEMO

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

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

Date: August 19, 2019

Re: 2<sup>nd</sup> Review for new construction at 156-158 S HIGH STREET

## INTRODUCTION

The properties at 156-158 S High Street consist of a sprawling duplex with a detached garage at 158 S. High Street. 156 S. High Street consists of a .23-acre lot approximately 56' wide and 181' deep while 158 S. High Street has a .45-acre lot approximately 90' wide and 220' deep. The one-and-a-half story Cape-Cod style duplex has a stone, brick, and concrete block foundation, wood-frame walls covered in aluminum siding, brick veneer or stucco, one-over-one aluminum replacement windows, and a side-gable asphalt-shingle roof. The dwelling at 156 S. High Street has five rooms, including two bedrooms and a bathroom, a shed-roof porch with the entry, and a series of rear enclosed frame porches over an unfinished basement and a concrete-block garage. The dwelling at 158 S. High Street has four rooms, including 2 bedrooms and a bathroom, a hipped-roof wrap-around front porch with the entry, and a detached two-car brick and concrete block garage with a man door on the north side.

The duplex was considered contributing to the character and scale of Dublin's local historic district when surveyed in 2003 and become part of the Ohio Historic Inventory. However, when surveyed in 2017 as part of the City of Dublin Historical and Cultural Assessment, the property was recommended non-contributing to the Dublin High Street National Register Historic District boundary increase due to lack of integrity from numerous additions and replacement materials.

The applicant first submitted material to the City of Dublin for review in June 2019 to demolish the duplex 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. In particular, the applicant needed to simplify the roofline of the building, provide a plan for the lower level, label the building materials on the elevations, note the building height on the elevations, and provide additional information regarding the landscaping as well as the door and window manufacturer information and the selected style of these elements. The application for the new dwelling at 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. The designers modified the elevations and provided additional material regarding doors, windows, siding, thin brick veneer, stone veneer, and roofing. I appreciate that the applicant has responded to the earlier comments and made changes, but feel that many issues remain with the size, style, and design of 158 S. High Street. The new structure still needs to appear as a cohesive whole with the front elevation relating to the sides and rear. And while the new building should not replicate an historic one, it should follow historic buildings in scale and proportion, in massing, form and roof shapes, and in rhythm of bays.

Below is a review of the proposed new construction 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 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

The properties lie within the Bridge Street District (BSD) Historic Residential zoning district, whose purpose 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 and ensure that new buildings are compatible with the existing residential uses and streets. The development standards in this district include a 0.2-acre lot area, a minimum 60' lot width, a 35' maximum building height, and a maximum 50% lot coverage. Setbacks along High Street are 15' front yard, 4' minimum side yard, 16' total side yard, and 15' rear yard (City of Dublin Bridge Street District (BSD) Zoning Districts Zoning Code Sections 153.057 through 153.066).

In addition, the Historic Dublin Design Guidelines contain similar recommendations regarding historic context. Overall, new buildings in the district should be designed to fit into the strong existing context. They should not try to look old or assume a historic character they never had. Rather, new construction should follow historic buildings in placement and orientation on a lot; in scale and proportion; in building height (one to two stories); in materials, textures, and colors; in massing, form, and roof shapes, as well as in the rhythm of bays. Overall, the proposed scale, mass, and architectural character of new construction does not need to duplicate that of historic buildings, but should blend in.

### 156 S. High Street

The new one-story dwelling at 156 S. High Street will consist of an approximately 2,600 square-foot single-family home with a full front porch supported by square, painted posts. The front of the building facing High Street will have a pyramidal seam-metal roof with three gable dormers. The rear roofline has been simplified per the reviewer's suggestion by creating a series of gable roofs. The rear of the building is now an extension of the front, appearing as if a series of additions were added over time to the main front building as needs changed. The applicant also provided additional information regarding the doors, windows, and exterior cladding of the building. The horizontal siding will be Hardie Plank in an Artic White while the trim will be smooth board in Artic White. Brick veneer will have a rusticated texture and occur at the foundation and chimney—traditional areas for masonry construction. The Andersen windows will be double-hung sash, casement, or fixed windows with black sashes and frames with full divided lights. While the black color may be a more modern farmhouse approach, the style of the window is traditional in nature—especially the full divided lights—and will blend with those in the historic district. The pair of rectangular glass and wood panel doors now have a transom, which is a traditional feature reflected in other homes in the historic district.

Although the applicant did not address all the reviewer's recommendations such as floor plans, landscape plans, and a roof plan, the front of the building resembles a simple, one-story Greek Revival farmhouse that compliments the historic buildings in the district. The new dwelling is traditional in nature and appears to have grown over time with a series of rear additions. Newer building elements such as the garages, the patio over the garage, and master suite are relegated to the rear where they will have a minimal impact on the character of the historic district. The building's features, such as the brick masonry foundation 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 historic district. In short, I would **recommend approval** of the new structure at 156 S. High Street as re-designed.

### 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 front of the building facing High Street will have a gable-front roof over the main portion with shingles and board-and-batten siding over a stone veneer first floor. A side-gable screen porch lies to the right while a large, side gable, one-and-a-half story porte-cochere extends from the left and provides access to the rear of the building. The north side of the building is simple and cohesive with a series of gable roofs and a front gable extension for the porte-cochere. Building materials include Hardie Panel board-and-batten siding, Hardie shingles in the gables, and cultured stone veneer at the façade, foundations, and fireplaces. Andersen windows will be six-over-six, four-over-four, or six-light casement or fixed windows with black sashes and frames with full divided lights. The front door style is unclear since the elevations differ from the material in the application package.

The south face is a little more complex with stone veneer along the front portion of the building, a gable-front screen porch, and a rear section with a stone chimney and board-and-batten siding. A series of gable roofs covers the portions and unifies them as a whole. This cohesion, however, is not

present at the rear of the building. Numerous gable-front elements compete and it is unclear how these gables intersect at the roofline. The series of five, three, and one stacked window(s) over the balcony doors are inappropriate for the historic district. An old building would never have a two-story great room with windows such as these. Fewer doors, windows instead of doors, transoms over the doors or windows, and windows which appear to light an attic story would be more common. The porte-cochere is yet another competing element and is out of place; it is almost as long as the main portion of the house and overwhelms the façade. In addition, it is an element not seen in many homes in the area. And certainly not of this scale.

In addition, the applicant did not address all the reviewer's recommendations to include floor plans, landscape plans, and a roof plan in the submittal. According to the applicant's project description, the first floor contains a family room, dining room, kitchen, hearth room, half bath, laundry room, master suite, and screen porch. A porte-cochere contains storage space, a one-car garage, and access to the two-car garage at the rear of the building. The lower level will have two suites and a recreation room.

The style of the building has traditional features such as the stone foundations, board-and-batten siding, shingles in the gables, and traditional window styles (although the black sash and frames are a more modern approach). While the front of the building, sans the porte-cochere, resembles others in the district, the rear of the building is a complete disconnect from the front. The new dwelling fails to satisfy many of the criteria for new construction in the historic district. The scale and proportion of the porte-cochere and the rear gables of the building do not match those of the historic district. And the massing, forms, and roof shapes, as well as the rhythm of bays (or lack thereof) do not reflect those in the surrounding area. Overall, the proposed scale, mass, and architectural character of the new dwelling does not compliment the character of the district. While the style of the building may be appropriate for a new subdivision, it is not compatible with the strong existing historic context. As such, I would **not recommend approval** of the current design proposal. The applicant needs to re-think many of the design decisions and create a building more suitable to the style, scale, massing, and proportion of the historic district.

### **PHOTOGRAPHS ALONG S. HIGH STREET**



1. 156-158 S. High Street. The applicant proposes to demolish the non-contributing duplex and replace it with two single-family residences.



2. Façade of new dwelling at 158 S.High Street. If the porte-cochere is removed, the scale and massing will be very similar to that of the neighboring 200 S. High Street, built in 2014 to compliment the historic district.



3. Rear of new dwelling at 158 S.High Street. The numerous gables and windows are out of place and compete for dominance. The face needs to be simplified, especially the series of five, three and one window(s) over the five doors. This type of two-story great room with prominent windows and doors would not have appeared in a historic structure.



3. 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.



**4. 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.



**7. 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.



**8. 114 S. High Street.** The office dates to 1948 and is recommended contributing to the City of Dublin's Historic District as well as 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.