



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: Review for an addition at 179-185 S RIVERVIEW STREET

INTRODUCTION

The applicant proposes to demolish the existing mid-century modern structure at 185 S. Riverview Street and combine the lot with 179 S. Riverview Street to enlarge the existing 1990s house on the site. This reviewer met with the property owners, the architect, and City of Dublin staff on August 30, 2019 to review the proposal and provide guidance. The 1960s house at 185 S. Riverview Street is recommended as contributing to the National Register of Historic Places as part of the Dublin High Street Historic District boundary increase in the 2017 City of Dublin Historical and Cultural Assessment. The building also lies within the City of Dublin's local historic district and is recommended contributing to that as well. While the assessment stated that the building was in good condition and had integrity of location, design, setting, materials, workmanship, feeling, and association, it did not consider the interior condition of the property or its structural integrity. The metal roof of the front porch has collapsed, the exterior wood trim, siding, and soffit has deteriorated, and the main roof needs replacement. Roof leaks have damaged the interior, leading to mold, mildew, and rot. All the interior mechanical, electrical, and plumbing systems need to be replaced. As such, the assumption was made at the meeting that demolition is a suitable option for the dilapidated structure at 185 S. Riverview Street.

The meeting then focused on the suitability of the proposed new construction and its compatibility with structures in the historic district. Dublin planning staff and this reviewer made several comments concerning the scale and massing of the proposed structure and how it will overwhelm the surrounding structures in the historic district. Since the style of the current structure at 179 S. Riverview Street is at odds with the historic district, suggestions were made on how to lessen the impact of the new addition and make the overall building more suitable to the area. The architect has since made some changes to the proposal to address these concerns and submitted a formal application to the City of Dublin. This review will focus on the architecture of the new addition and discuss 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 ADDITION at 179 S. RIVERVIEW STREET

The existing structure at 179 S. Riverview Street consists of a two-story wood-frame house covered in horizontal siding with a side-gable roof, two-story gable-front ell, and a front gable porch over the entry. To the left of the entry is a one-story side-gable room while a gable-front two-car garage and a side-gable one-car garage lie to the right and an enclosed porch/sunroom extends from the rear. The style and scale of the current house is somewhat at odds with the surrounding structures in the historic district, which are primarily one or one-and-a-half story wood-frame structures dating to ca. 1850, minimal traditional cottages from ca. 1950, or ranch-style duplexes from the 1960s.

Proposed additions and alterations to 179 S. Riverview Street will include renovating the existing front-loaded garages into a master bedroom suite, adding new windows to the façade, and a new seam-metal shed-roof front porch. A one-story kitchen addition will extend from the left of the main structure. A one-and-a-half-story three-car garage addition will lie to the rear of the new complex. Materials include Hardie Plank horizontal siding, Hardie shingles, Hardie board and battens, Hardie trim, and cast stone veneer. While the materials may be appropriate for the area, the design elements, including the various rooflines, the assortment of windows, and various incompatible architectural elements compete for prominence and create a disharmonious composition. The new dwelling fails to satisfy many of the criteria for new construction in the historic district and does not take design cues from the neighboring buildings. The scale, proportion, massing, building forms, numerous gable rooflines (especially on the front and garage sides of the building which are visible from the street) do not match those of the surrounding homes and will detract from the historic district. Moreover, the proposed design does not resemble any specific style; rather, it has elements of a variety of styles such as the colonial-revival style windows with nine over one lights, the saltbox roof of the front ell, colonial-revival horizontal siding, Victorian shingles, and vernacular board and batten siding. The design should be revised to be simpler in character to create a building more suitable to the style, scale, massing, and proportion of the historic district. Areas that should be addressed include:

Front Elevation

- Consider moving the new addition from the left of the main building and extending it behind the one-story side-gable room off the entry. The space would still flow from the dining room to the kitchen to the garage addition, but it would lessen the impact from the street.
- Re-think the saltbox roof and shed-roof porch entry. While the existing double-gable front creates some design challenges, the saltbox form is inappropriate with the other style elements. Generally, saltboxes were rather simple in form with few design elements. The elaborate door with sidelights and the extensive and deep front porch do not go with this building form. The composition needs to be simplified to match buildings in the surrounding area as well. Consider a different porch and door design.
- Removing the front-loaded garage doors and replacing them with windows is a nice addition to the building.

South Side Elevation

- There are five front gables and four side gables of varying heights competing with one another. I would consider moving the kitchen/garage addition behind the main structure and connecting it with one continuous side gable roof the same height as the front bay.

- The “notch” for the rear entry porch by the garage should be removed to create a smooth roofline. If this entry needs a cover, provide a simple shed roof—maybe seam metal like the others.
- If possible, remove the front gable along the existing two-car garage. This roofline does not seem to serve a purpose, so simplify it.
- Reduce the size of the shed-roof front porch so it is not as prominent.
- The garage roof appears massive—consider reducing it in size.

Rear Elevation

- The garage structure appears massive—especially with the gable roof extending over a void on columns and the shed roof dormers above. Consider reducing it in size.
- Historically, it is unlikely that the second floor would have extended over the first in this manner due to structure. Reducing the size of the second floor so it lies on top of the first may help.
- I am concerned about vehicles, boats, trailers, etc. hitting these columns if/when they back into the garage. Consider removing them and simplifying the roof of the garage.

North Side Elevation

- Little can change due to the existing main structure.
- Moving the garage/kitchen addition behind the main house and connecting it with a continuous side-gable roof will allow for more space between the front structure and the garage addition so the composition appears less crowded.
- The roofline of the shed-roof rear porch should align with that of the garage/outdoor kitchen.

Overall, I would **not recommend approval** of the current design proposal since the scale and portions of the building still do not complement others in the historic district. While the use of materials may be appropriate, the various rooflines, massive forms, and incompatible building elements create an incoherent look that does not blend with the surroundings. The design should be revised to simplify forms and elements, so the structure appears less massive and more harmonious.

PHOTOGRAPHS ALONG S. RIVERVIEW STREET



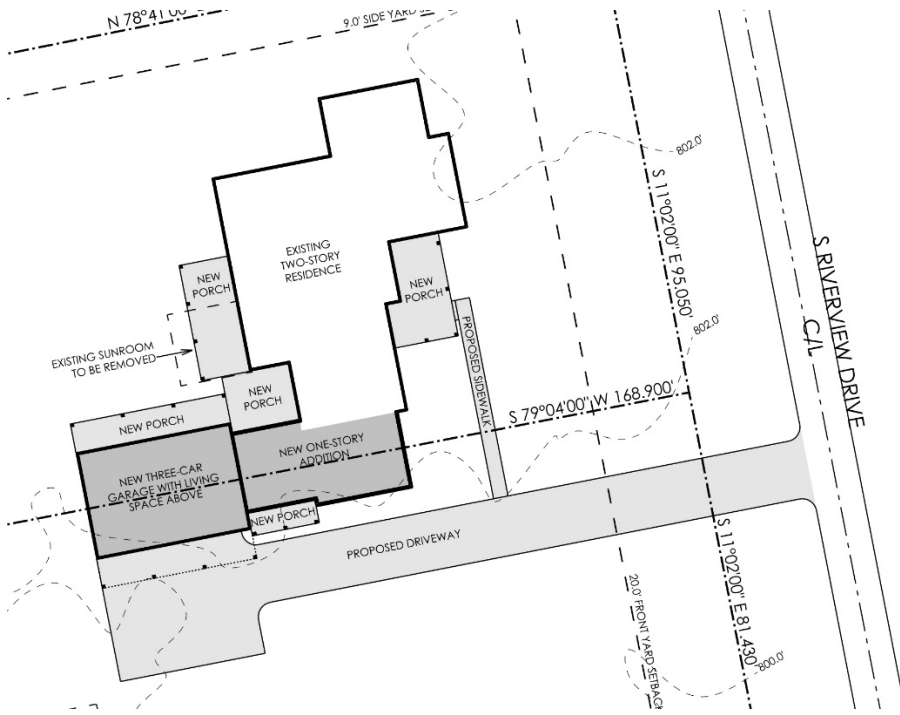
1. 137 S. Riverview Street. The wood-frame dwelling dates to ca. 1890. The one-and-a-half story house has an irregular footprint and multiple additions to the rear. Since the additions are to the rear, they have little impact on the character of the historic district. New construction in the area should match the scale, massing, and proportions of existing historic structures such as this.



2. 129 S. Riverview Street. The one-story wood-frame structure has an irregular footprint with several additions, including the modern garage and a two-story component to the rear. 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. 143 S. Riverview Street. The one-story minimal traditional house has a rectilinear footprint and hipped roof. A detached garage lies to the rear. The dwelling dates to ca. 1949 and is recommended 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. Proposed site plan of original structure and addition to the south. The addition can be moved behind the main structure and extend from the one-story bay to the south of the entry.



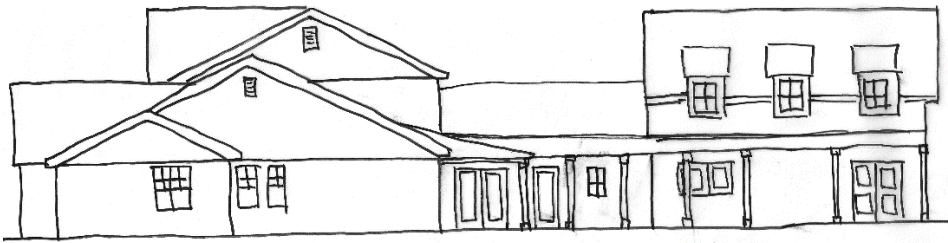
5. Sketch of front elevation with addition located behind the main structure. The front porch and entry have been simplified to complement the saltbox style center bay.



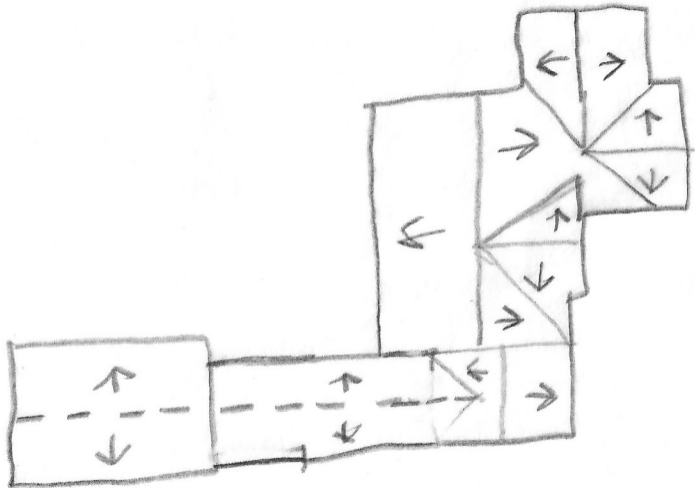
6. Sketch of south side elevation with addition located behind the main structure. The kitchen serves as a one-story hyphen connector between the garage and the main house.



7. Sketch of the rear elevation. The structure of the garage has been simplified so it does not appear so massive. And the front overhang by the garage doors has been removed. The rear porch wraps around to meet that of the main house.



8. Sketch of the north side elevation with the kitchen/garage addition extending behind the main house.



SALTBOX

