



# MEMO

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

From: Vivian Majtenyi, AIA, NCARB  
Historical Architect

Date: September 14, 2020

Re: Third review for new construction at 143 S. High Street

## INTRODUCTION

The existing structure at 143 S. High Street consists of a one-and-a-half story dwelling with a gable-front seam-metal roof and a seam-metal shed-roof front porch supported by four (4) columns. The sides of the building are covered in stucco and have replacement windows, reducing its historic integrity of materials. The structure was considered part of the local Historic Dublin District in 2003. It was since surveyed as part of the 2017 City of Dublin Historical and Cultural Assessment and recommended contributing to the City of Dublin's local Historic Dublin District as well as the Dublin High Street Historic District boundary increase. It also lies within the Bridge Street District (BSD) Historic Residential Zoning District; whose purpose is to protect the scale and character of the original platted village.

The applicant proposes to demolish the existing dwelling and replace it with a one-and-a-half-story, ca. 4,000 sf residence with a three-car garage. The City of Dublin Architectural Review Board held an informal review of the project on June 3, 2020 where upon the City of Dublin Planning Department contacted Christine Trebellas of Preservation Designs who commented on the suitability of the proposed new construction and its compatibility with structures in the historic district. The applicant reviewed this information and submitted the updated project to the Architectural Review Board at a second informal meeting on July 22, 2020. The City of Dublin Planning Department again reached out to Preservation Designs for comments, and this is the resulting memo.

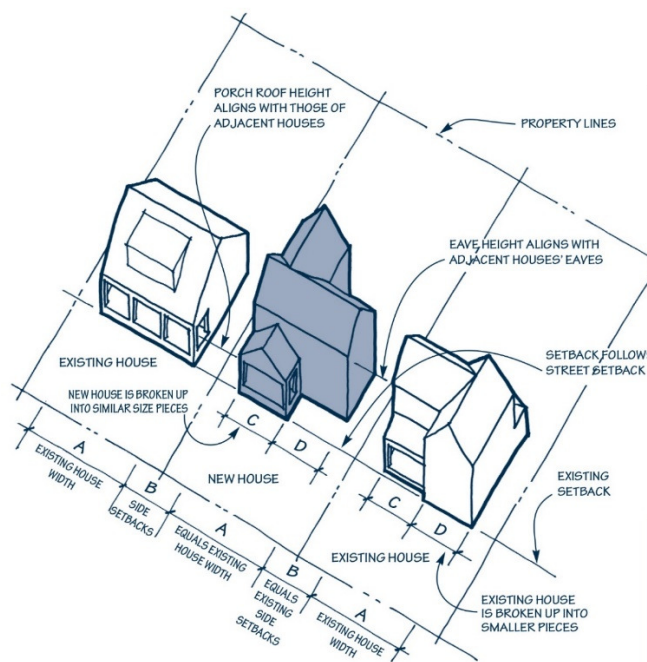
It is based upon this reviewer's understanding of the City of Dublin Bridge Street District (BSD) Zoning Districts, and the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines. These comments are based on the reviewer's professional experience and judgment 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 143 S. HIGH STREET

The property lies 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. (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. 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. It should add to the continuity and compatibility of the neighborhood and not diminish its historic integrity. And new buildings should not replicate historic ones and create a false sense of history, but should be compatible to not detract from the character and integrity of the surrounding historic structures. Furthermore, new buildings should not have multiple traditional features that are not used in the proper manner or do not work together.



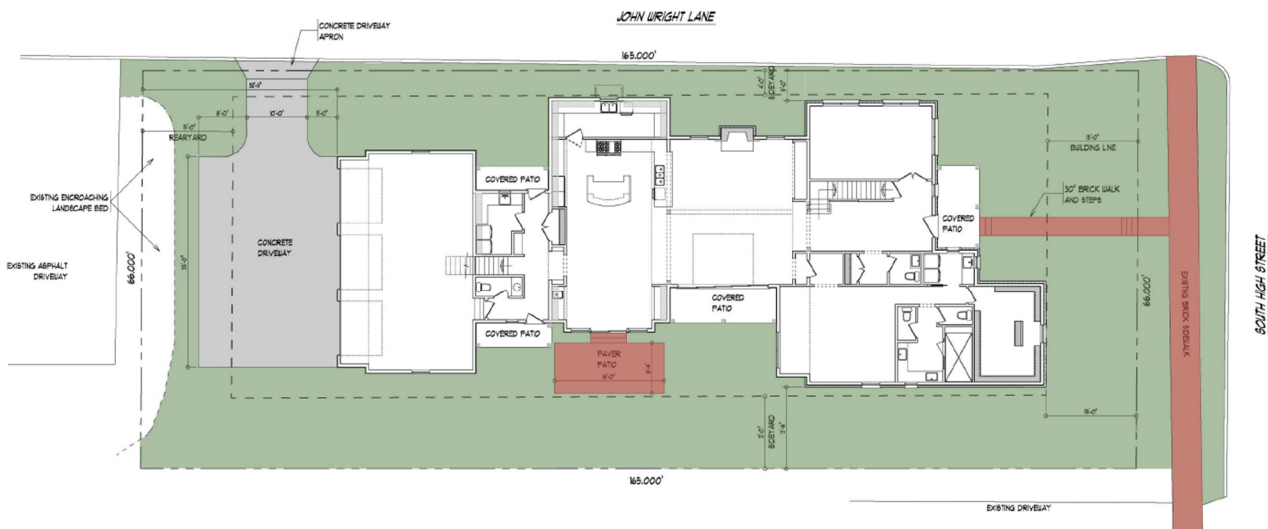
Source: Drawing 9, New Construction, Historic Dublin Guidelines.

The proposed new construction at 143 S. High Street consists of an approximately 4,000 square foot, one-and-a-half story single-family home with a three-car garage. The new dwelling will now have full-thickness split veneer limestone foundations using Olen Valley (a limestone with colors ranging between buff to soft brown, and contains fossils) as well as LP SmartSide Board and Batten siding. The windows are wood-clad two-over-two sash double hung or four-light fixed windows, and a standing seam metal roof. The two exterior chimneys will be also be Olen Valley stone. The house will be situated so the front faces S. High Street and the mass of the building extends to the rear of the lot along John Wright Lane. While the building height, materials, style, and character are appropriate to the area, the size of the building in terms of its depth dwarfs many of the neighboring structures. The architect has attempted to reduce the impact of the mass of the building along John Wright Lane by

reducing the height of portions of the building to create one-story “hyphens” connecting the larger, one-and-a-half story elements. An additional 171 SF has been removed to further reduce its impact. Ideally, the mass of the dwelling and/or garage along John Wright Lane should be further reduced.

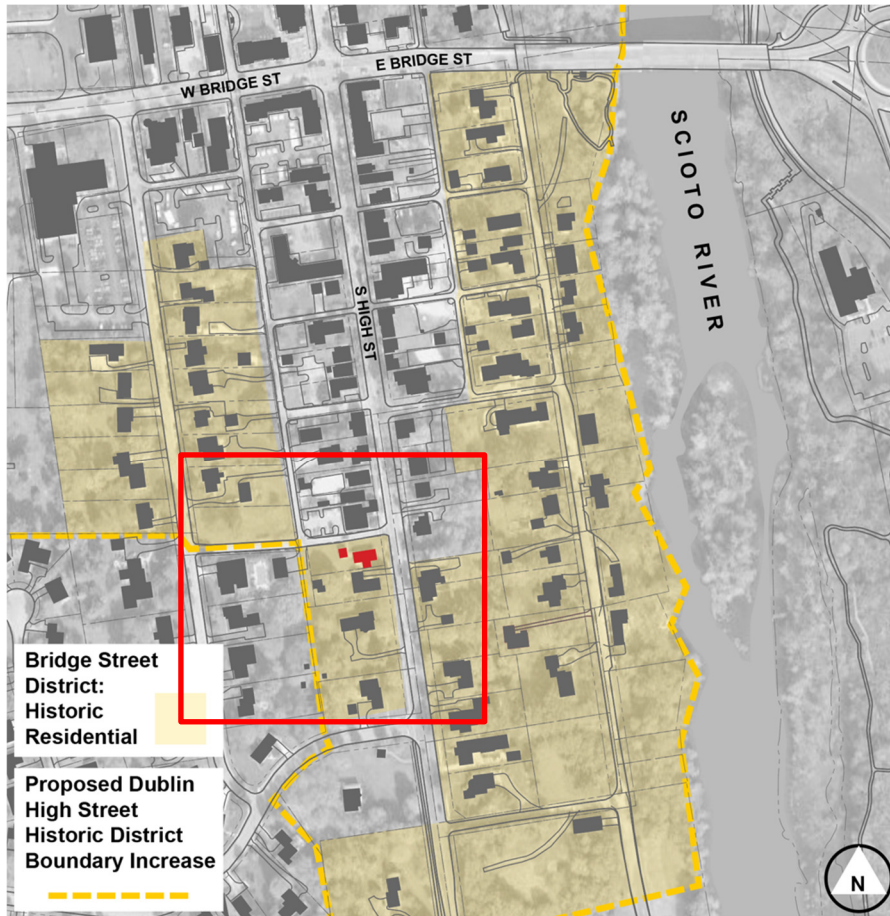


Aerial of 143 S. High Street and the surrounding area. (Franklin County Auditor, January 7, 2020)

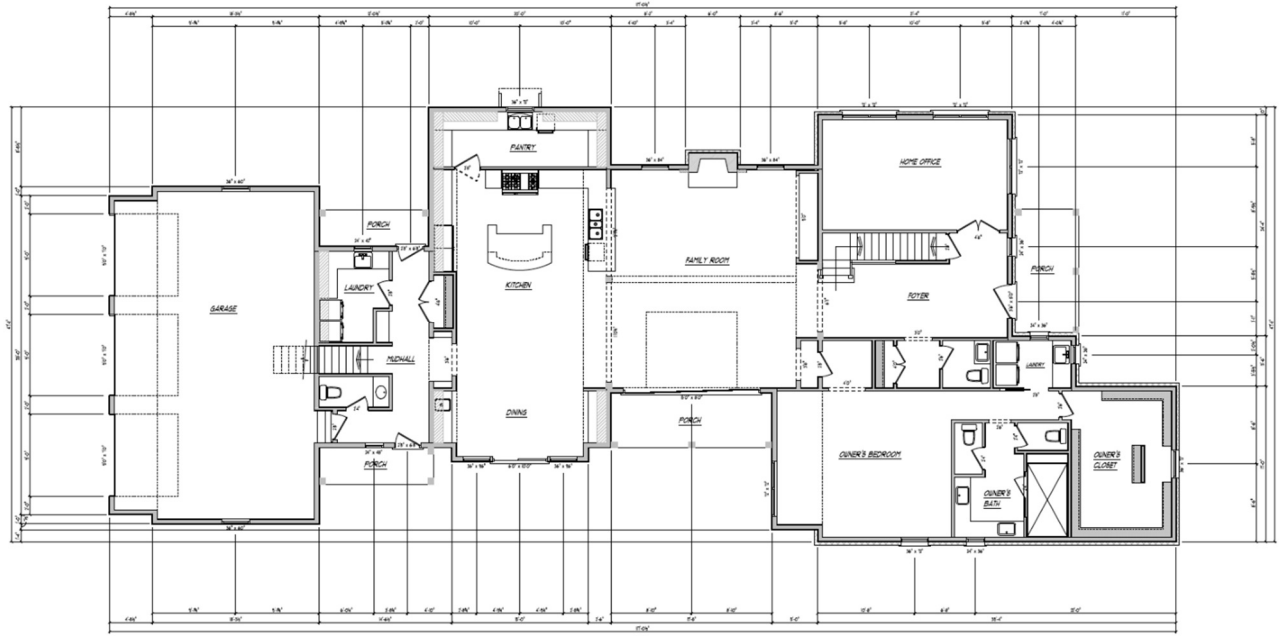


**SITE PLAN**

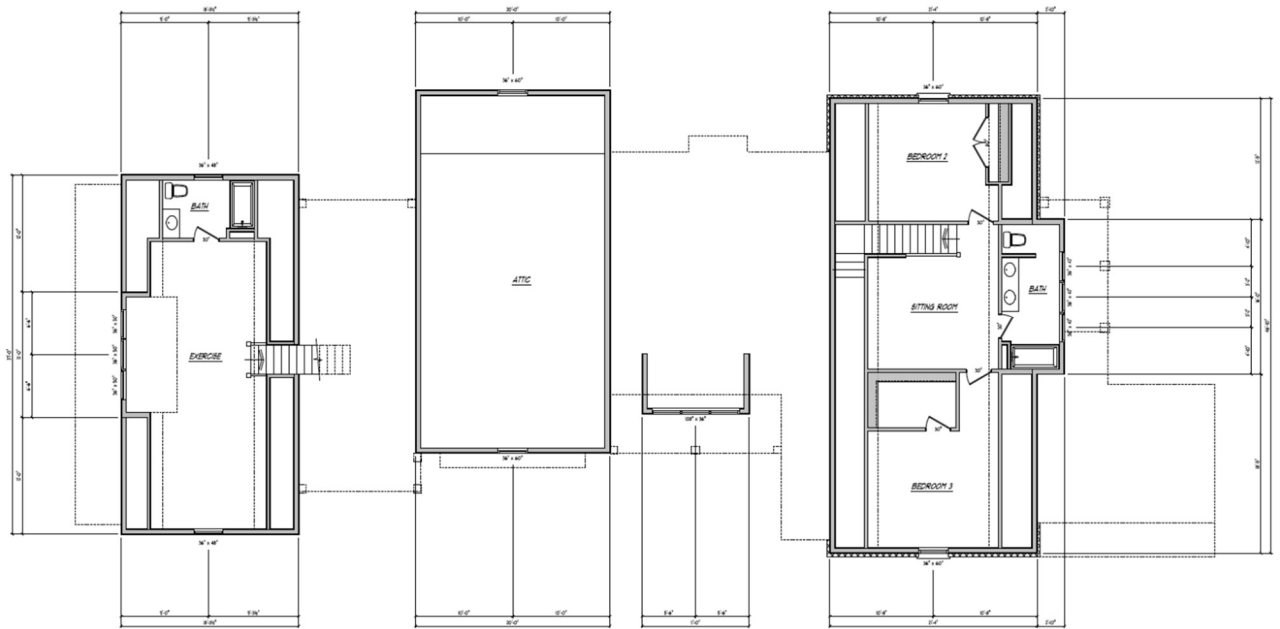
Updated plan of the proposed Schneier Residence at 143 S. High Street by Richard Taylor Architects. Not to Scale. When comparing the proposed plan to the building density illustration (immediately following), the proposed building and features (walks, garage, etc.) take up most of the lot and are out of scale with the neighboring residences.



Overall view of the historic district zoned Historic Residential south of Bridge Street; the two details show 143 S High as it stands today in red and as it is currently proposed in black. (Original Adobe Illustrator sketch using ArcGIS Data provided by the Franklin County Auditor and the City of Dublin, extracted September 9<sup>th</sup>, 2020; not to scale)



Updated first floor plan of the proposed Schneier Residence at 143 S. High Street by Richard Taylor Architects.

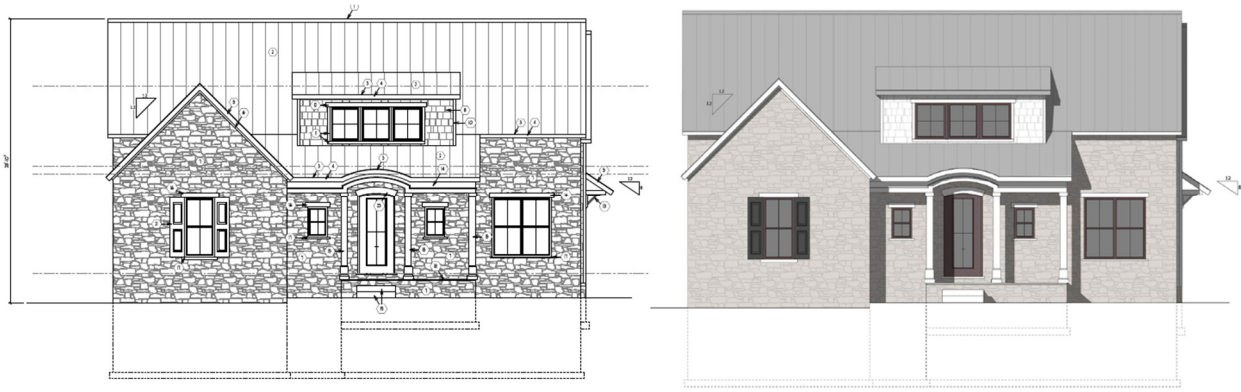


Second floor plan of the proposed Schneier Residence at 143 S. High Street by Richard Taylor Architects.

Before the final design is approved, the following items should be considered:

### Overall

- Consider additional options to reduce the mass and depth of the building along John Wright Ln, including further reducing garage size to two cars with an exterior permeable paver parking space provided for the third car, or excavating the base of the garage so it is below the exterior grade by a couple of feet. Pull the pantry's north wall to the south so it does not protrude beyond the home office's north wall. See additional comments below for the North and West elevations.
- For Architectural Review Board's approval, provide samples of the finish materials with colors, including final paint colors (paint chips and not printed electronic images), the head and sill window material, trim material and colors, and horizontal siding specifications and samples. The use of Olen Valley Split Veneer limestone with buff to brown colors and containing fossils appears good, so provide the Architectural Review Board with samples for their approval to ensure this stone veneer is compatible with the locally quarried limestone used throughout historic Dublin. It is understood that the LP SmartSide is proposed to be used in lieu of actual wood; submit samples and technical for the Architectural Review Board to approve for compliance. Smooth board as opposed to the textured material should be used.
- Provide hidden side elevations, especially along John Wright Lane and S High Street to see how materials wrap around the corners of the building.
- Considered revising the owner's bedroom & porch area to the outdoor living space. The plan and elevation of this area is awkward. It is unclear how these areas intersect and what materials will be used here. See comments under the South elevation.
- Provide door manufacturer information and details, including hardware and glazing information, to the Architectural Review Board for approval. This is to ensure that they are compatible with styles present in the historic district.
- Provide window manufacturer information and selected details. (For example, are all windows to be wood clad, or would aluminum exterior cladding be selected for non-publicly visible elevations?) Include head and sill treatment at different wall finish locations. This is to ensure that they are compatible with styles and materials present in the historic district. Also provide technical specification and cutsheets for the window and shutter hardware for approval to the Architectural Review Board.
- Provide landscaping elevations and/or perspectives/renderings, or access to a 3D model with nearby buildings added for context. This is to show how the sides of the building are screened from neighboring structures. This may also inform where to lessen the impact of the mass of the building along John Wright Lane.
- Regarding the exterior finish colors specifically to the garage, using a dark brown color is atypical of the majority of nearby outbuildings that are of an off-white color, with the more historically compatible ones being painted or utilizing an opaque stain. In general, most 19<sup>th</sup>/20<sup>th</sup> Century outbuildings were painted historically white or red due to the reduced cost of these paint colors, with one color predominating a general area. While there is at least one other example of dark brown used on an outbuilding close by, the lighter color seems to predominate among the nearby outbuildings and would be more compatible with the local historical character.



**East (Front) Elevation**

- Overall, the front elevation looks good and blends with the historic buildings in the area. The one-and-a-half story height, simple massing, small scale, traditional materials (stone, brick, standing seam metal roof), side-gable roof, and gable-front ell are in keeping with historic and newer homes in the area. Column treatment is appropriate. Consider utilizing an unpanelled (if one can be found) shutter to help minimize the attention to this material.
- Using horizontal siding below the eaves where there are shake accents would be more in keeping with shakes used sparingly for accents. Provide final paint colors with paint chip samples (not printed electronic documents) as well.



**North Side Elevation**

- As mentioned above, the front of the building along S. High Street is in keeping with buildings in the area. However, the size and mass of the dwelling along John Wright Lane is still large. Limiting the wood shingles to the area under the eaves and wrapping horizontal siding below would help play down the mass—the previously review’s comment below remains. Also,

eliminating the shed overhang above the pantry window would help lighten this elevation as well as not detract from S High Street facade.

- The materials reflect traditional building materials in the area—stone, standing seam metal roofs, board and batten, and shake shingles. I would consider adding additional horizontal siding to where there is currently large masses of shake shingles. Traditionally, shake shingles would have been used as an accent rather than facing a whole building (unless the building dates to 1880-1900 and is part of the Shingle style predominate in New England). Board and batten, which was commonly used in outbuildings (along with vertical siding) is appropriate for the garage.
- The foundation now matches the chimney with the elimination of the brick finishes.
- The reduced garage now has three separate roof slopes—please reduce to two; ideally all three should match but this may not be possible.



### South Side Elevation

- The reduced height and mass of garage better suites the site, as does the removal of the chimney towards the eastern end.
- The shingle-sided, shed-roof lean-to at the master bedroom still feels heavy and remains awkward in both plan and elevation. Consider ending the owner's suite along the stone portion of the building and extend the porch along the west side of the owner's suite. Slightly less ideal would be to "enclose" the portion of porch at the master bedroom.
- The empty stone elevation at the owner's master closet and the small window at the master bath feels disjointed; since this part of the south elevation is visible to S High street, the rhythm of the window openings must be minimally hinted at. Because this is a new build, it is possible to break up the elevation by either adding stone lintels, sills and shutters permanently fixed in the closed position with all of the appropriate hardware as if they were operable; or by creating one or two rectangular recesses (2" min.) of stone infill that match the master bedroom's window in height and width. Stone headers and sills would be installed as if this were a true window location
- Review comments above regarding shake shingles versus horizontal siding. I would also add more horizontal siding to this elevation and reduce the use of shake shingles, perhaps isolating the shingles from the bottom of the eaves up, with horizontal siding extending downward to the foundation.





### West (Rear) Elevation

- As mentioned above, lowering the roofline and making the western most portion a lean-to has greatly helped reduce the mass of the building. The shed dormer still feels heavy with the larger windows—pushing the dormer back into the roof would help, perhaps widening the dormer to make up for the loss of space but limiting the dormer height and providing siding between the windows would help.
- Review comments above regarding shake shingles versus horizontal siding. Board and batten, which was commonly used in outbuildings (along with vertical siding) is appropriate for the garage.

Overall, I would **recommend conditional approval with modifications** of the current design proposal. The front of the building along S. High Street follows that of historic buildings in the area in terms of placement and orientation on a lot; in scale and proportion; in building height (one-and-a-half stories); in materials and textures; in massing, form, and roof shapes, as well as in the rhythm of bays. The one-and-a-half story height, simple massing, small scale, traditional materials (stone, brick, horizontal siding, seam metal roof), side-gable roof, and gable-front ell are in keeping with historic and newer homes in the area. The mass and scale of the building along John Wright Lane is reduced, and limiting the shingle finishes to the areas under the eaves and having horizontal siding below would remove some of the “busy-ness” created with large masses of shingles. Lap siding is the preferred go-to for new construction due to its simplicity and common use. Follow the local language by matching the amount exposed from a nearby eligible/contributing building to ensure the new construction matches the local historic character.

In addition, there is a potential for archeological resources since the building site has been occupied since ca. 1850. Any potential archeological resources such as former building foundations, wells, cisterns, etc., as well as historic architectural resources such as an encapsulated early 19C log cabin, need to be protected and preserved in place. If such resources must be disturbed, mitigation measures should be undertaken with assessment by qualified personnel before demolition can be permitted. Care should be taken during demolition and subsequent construction, and if any potential archeological or architectural findings are uncovered, the appropriate authorities must be notified.

**PHOTOGRAPHS ALONG S. HIGH STREET**



1. 143 S. High Street. The building to be demolished and replaced with the proposed dates to ca. 1890 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. Traditional elements include the stone foundation, the full-length shed-roof front porch with a seam metal roof and Tuscan columns, and the large gable front covered with a seam metal roof.