



MEMO

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

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

Date: December 7, 2020

Re: 185 S. RIVERVIEW STREET, Second Review of New Construction

INTRODUCTION

The current applicant first submitted materials to the City of Dublin for review in September 2020 for a new, one-and-a-half-story ca. 4,600 square-foot residence with a three-car garage at 185 S. Riverview Street. A recommendation was made to simplify the design and reduce the overall massing of the building. In addition, the reviewer suggested removing unnecessary historical elements, reducing the plan protrusions and faux additions, and revising some exterior materials. Richard Taylor Architects responded to these comments with a new submittal in October 2020. The new design reduced the height of the garage, pulled the house forward to better align with adjacent homes, and changed the chimney materials to cultured stone. Other changes include adding an open porch to serve as a connector between the house and garage and revising the roofing materials to composite slate shingles and standing seam metal.

This review will focus on the October 2020 submittal 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 NEW CONSTRUCTION at 185 S. RIVERVIEW STREET

The new design consists of a one-story building with a side-gable roof and several rear projections. The main mass of the house contains the family room, three bedrooms, and an office while the one-story gable-roof rear wing includes the kitchen, laundry room, mud room, and powder room. An enclosed three-season room with lies off of the kitchen and family room. The main house is connected to the three-car garage by a one-story, gable-roof exercise room with a side porch and stair to the space above the garage, which contains an office, full bathroom, and storage. While the new design has simplified the mass of the main house by limiting projections, the three-season room and the new exercise room create a series of irregular rooflines that need to be addressed in the roof plan and elevations of the building. The location of the garage to the rear of the site—away from the street—is ideal for the historic district. And the one-story façade with its simple shed-roof front porch is compatible with other buildings in the historic district. However, the side and rear elevations still contain several projections with disjointed rooflines that need to be simplified, for both visual and practical purposes. Materials selected—stone

veneer, composite slate shingles, and seam metal roofing—are appropriate for the historic district. Vertical board siding, which would have been used on outbuildings, is appropriate for the garage. The main portion of the house, as well as the kitchen extension, should have horizontal clapboard siding to resemble other homes in the historic district. The use of two different colors of siding, one for the main house and one for the garage, is appropriate to differentiate the main house from the outbuilding. Overall, the design of the façade is compatible with the historic district in terms of style, scale, massing, and proportion. However, the side and rear elevations, while not as significant, still have an impact on neighboring structures in the historic district and should be simplified in keeping with the character of the district. Areas that should be addressed include:



Front (East) Elevation:

- The one-story elevation is compatible with the historic district in terms of height, scale, massing, proportion and materials
- Consider removing the shed-roof window hood over the bedroom window and making this a single window like others on the façade. In addition, provide more information regarding these windows. Six-over-six sash windows are appropriate to the historic district as well as to the hall-and-parlor house type which is the inspiration for this dwelling.
- Clarify the type of stone and its use. The elevation and renderings show a coursed ashlar stone (preferred), while the sample shows a random rubble stone (not recommended). In addition, review the window sill and head treatment—the coded notes and example shown are not consistent. There are several examples of stone masonry in the historic district that can provide clues to the appropriate treatment. (See attached photos at the end of the report)



Rear (West) Elevation:

- There are numerous gable rooflines visible on the north side of the house. These need to be simplified, for both visual and practical purposes.

- Look at the roofline to the three-season room and how it works with the main house. In this elevation it appears to be a flat roof, which does not match the roof plan.
- Use horizontal clapboard siding on the main house to resemble that of a typical hall-and-parlor type house which is the inspiration for this building. Look at examples in the historic district (see attached photos at the end of this report).
- Reconsider the enormous chimney caps and chose something more appropriate in scale and to the historic district.



North (Side) Elevation

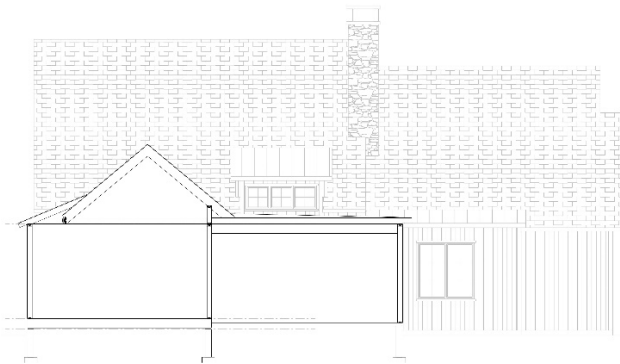
- Consider removing the shed-roof window hood over the bedroom window and making this a single window like others on the façade. In addition, provide more information regarding these windows. Six-over-six sash windows are appropriate to the historic district as well as to the hall-and-parlor house type which is the inspiration for this dwelling.
- Adjust the size of the chimney stack and the enormous chimney cap. The stone material is appropriate (and an improvement from the last submittal). Make the chimney stack more compatible with ones in the historic district, which usually had a smaller, tapered stack.
- If the siding along the kitchen extension is to be the same color as that of the main house and its other extensions, it should be of the same material—horizontal clapboard siding. Vertical siding is appropriate for the garage, as well as the change in the color of the siding. Traditionally, outbuildings were painted white, “Spanish brown” (which was a red-brown color), or left unpainted.



South (Side) Elevation:

- Adjust the size of the chimney stack and the enormous chimney cap. The stone material is appropriate (and an improvement from the last submittal). Make the chimney stack more compatible with ones in the historic district, which usually had a smaller, tapered stack.

- Use horizontal clapboard siding on the main house bedroom extension and front porch roof area to resemble that of a typical hall-and-parlor type house which is the inspiration for this building. Look at examples in the historic district (See attached photos at the end of this report).
- Look at the roofline at the rear of the main house mass. There are four competing rooflines that need to be simplified. In addition, the materials of the main house—stone veneer—should be continued along the side and rear of the main mass of the house. Extensions to the main house mass should be in horizontal clapboard siding.
- Work on the roof line to the three-season room. Again, it looks flat in the elevation. Consider a higher pitch shed roof instead of a nearly flat hip roof.
- Work on the roof line to the exercise room and connector to the garage. Consider a shed roof sloping toward the patio rather than a hip roof.
- Vertical siding is appropriate for the garage, as well as the change in the color of the siding. Traditionally, outbuildings were painted white, “Spanish brown” (which was a red-brown color), or left unpainted.



Hidden Rear Elevation & 3D Rendering:

- The main mass of the building, according to the façade and the north elevation, is clad in stone. This stone should continue to the rear of the building as well. The extensions to the main mass, such as the master bath and portions of the master bedroom, should be clad in horizontal clapboard siding, as is traditional with a hall-and-parlor house type, which is the inspiration for this building.
- Roof lines need to be simplified, especially the dormer in the main mass of the house (over the family room) and its relationship to the three-season room. Also look at the relationship between the three-season room, the kitchen/mudroom and the exercise room “connector.” As mentioned above, the roofs in this area need to be simplified for both visual and practical purposes.

Overall, I would recommend **conditional approval** of the current design proposal as long as the above issues are addressed. The façade is appropriate to the historic district in terms of size, height, scale, massing, and proportion, and will not detract from the integrity of the district. However, consideration must be given to how all the pieces of the building work together to create a cohesive whole. Work on the rear projections—including the kitchen, the three-season room, and the exercise room—and figure out how to incorporate their rooflines into the whole structure to create a harmonious composition.

PHOTOGRAPHS IN THE HISTORIC DISTRICT



1. 37 N. Riverview Street. The wood-frame dwelling dates to ca. 1850. The house has a hall-and-parlor plan and is clad in clapboard siding, including the shed-roof addition to the left of the main house. (Individual Property Sheet, City of Dublin Historical and Cultural Assessment).



2. 38 S. High Street. The one-story wood-frame structure 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. The building resembles a hall-and-parlor structure with its horizontal clapboard siding. (Individual Property Sheet, City of Dublin Historical and Cultural Assessment).



3. 6-12 S. High Street. This Federal-style building dates to 1832 and is of coursed ashlar stone masonry construction. Window details such as these should be used as inspiration for new construction in the historic district. Also note the one-story addition to the rear of the structure clad in horizontal siding. (Individual Property Sheet, City of Dublin Historical and Cultural Assessment).



4. 37 S. Riverview Street. This Italianate-style house dates to ca. 1855 and is of coursed ashlar stone masonry construction. Note the stone head and sills of the windows on the façade. Details such as these should be used as inspiration for new construction in the historic district. (Individual Property Sheet, City of Dublin Historical and Cultural Assessment).