



# 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: Review for renovation with additions at 6199 Dublin Road

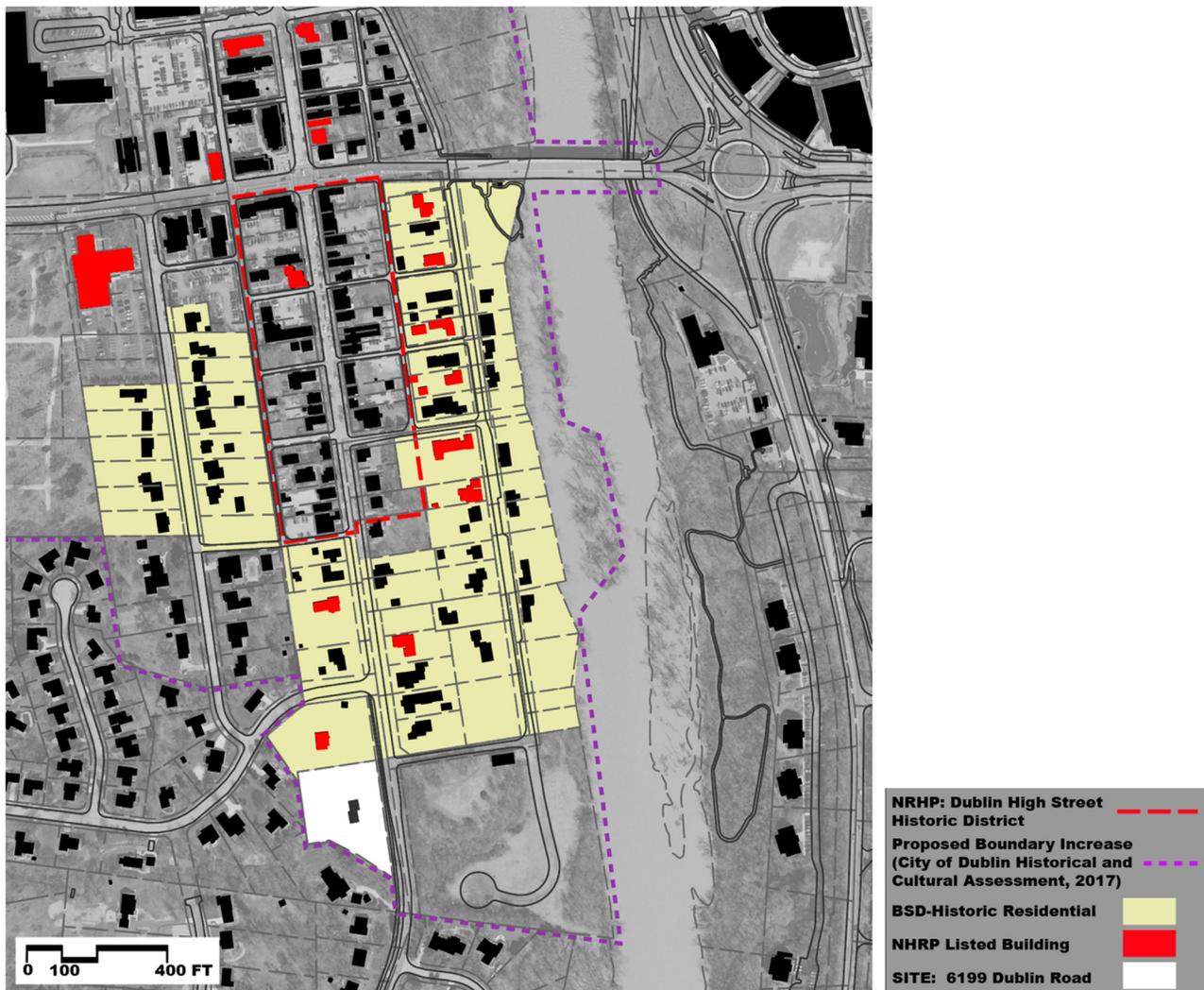
## INTRODUCTION

The 1.3-acre property at 6199 Dublin Road lies just south of the Karrer Barn at 225 S. High Street and was historically part of the Karrer farmstead. The existing dwelling dates to ca. 1949 and consists of two components: a one-story stone masonry section with a side-gable asphalt shingle roof, masonry chimney, and main entry, and a two-story component with a combination of vertical and shingle siding and a side-gable asphalt shingle roof with narrow eaves. Vertical board and batten siding appear as an accent on areas such as the front entry and the large boxed bay window at the first to second story stair. A flatter, vertical siding extends from the second story window sills to the eave or the apex of the gable. The windows on the front and north elevation appear original to the house, with metal frames having fixed or casement panels. The applicant notes that windows have been replaced, most likely on the west elevation with the earlier repair and site work. The structure had not been considered part of the local Historic Dublin District until it was 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 lies adjacent to but just outside of the Bridge Street District (BSD) Historic Residential Zoning District, whose purpose is to protect the scale and character of the original platted village.

The current homeowners propose to remodel the existing dwelling and add on to the first floor and lower level on the north side of the residence. Since the existing one car garage will be utilized for additional living space, they propose a new, stand-alone three-car garage placed to the south, at approximately the same elevation as the lower level. The homeowners have requested an informal review before the Dublin Architectural Review Board to discuss these changes to their property. The City of Dublin Planning Department then contacted this consultant to address the suitability of the proposed additions and their compatibility with the existing structure as well as others in the historic district. This assessment is based upon this reviewer's understanding of 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 proposed ADDITIONS to 6199 DUBLIN ROAD

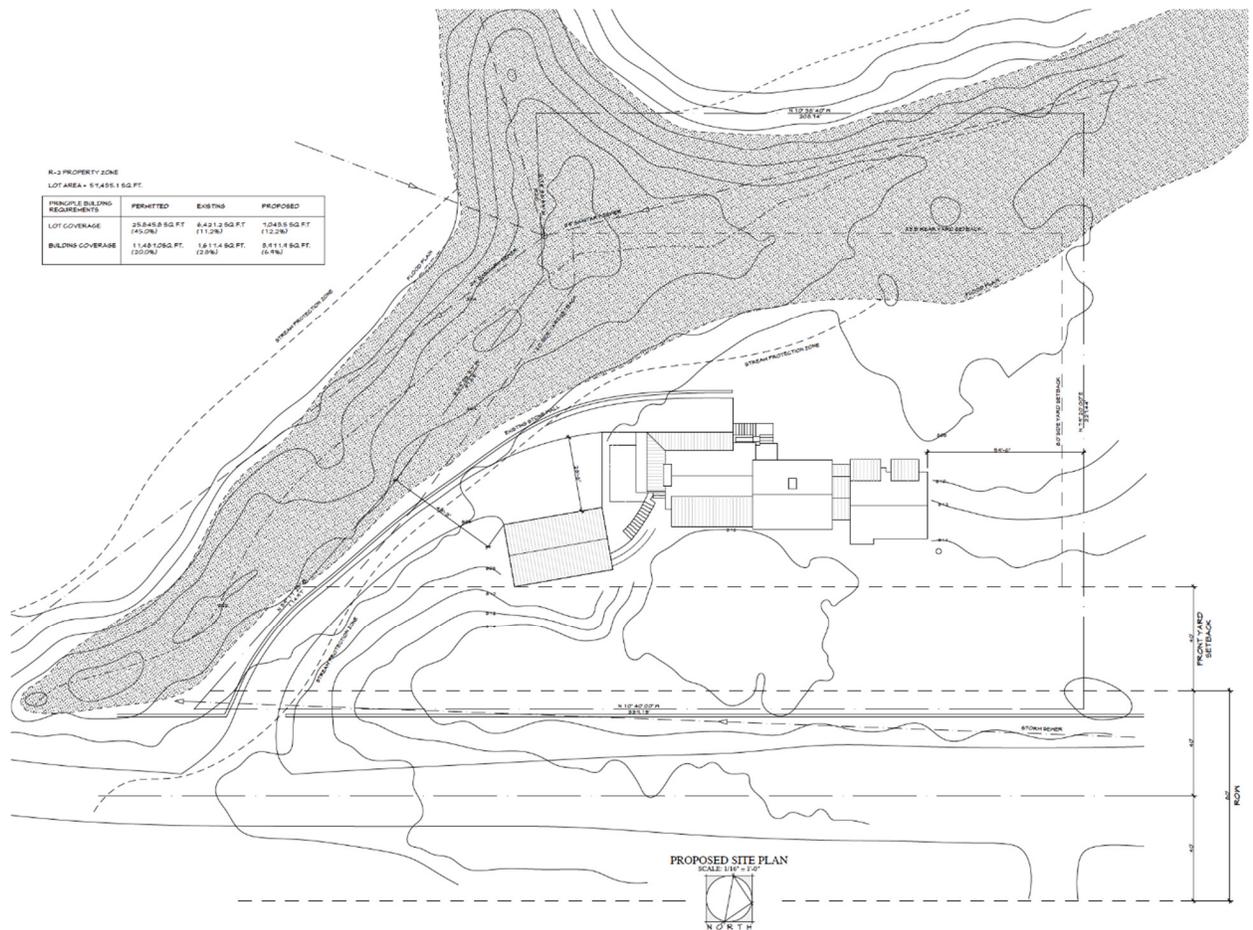
The Historic Dublin Design Guidelines contain recommendations regarding additions to buildings within the historic district. Because an addition can have a significant impact on the character and appearance of a historic structure as well as the district as a whole, care must be taken. Materials and design elements should be traditional to the ones used in Historic Dublin for buildings and their additions. They do not have to match original material, but they should be sympathetic to the original building. Furthermore, an addition should be subordinate to the original building and not overpower it or other structures in the historic district. It should be clear as to which is the original building and which is the addition. Ideally, any addition should be to the side or rear of the main building and should have a clear break or transition between the original and the new. And the design of new additions should take inspiration from the original structure in terms of form, massing, roof shape, window proportion and spacing, door types, and level and kind of ornamentation. (*Historic Dublin Design Guidelines, 2005, 73-75*).



Map of site and adjacent context, including NHRP listed buildings and district. (Original Image using Franklin County Auditor ARC-GIS Layers, December 4, 2020; and City of Dublin Historical and Cultural Assessment Report, 2017). Note that the Karrer Barn, an NHRP listed building, is immediately north of the site.



Aerial view of 6199 Dublin Road and the surrounding area. (Source: Franklin County Auditor)



Site plan including the new additions to the Begley Residence at 6199 Dublin Road by Stock & Stone Architects. The new portions to the site include a separate three-car garage to the south and accessible to the main house by the circular steps and a new, attached master bedroom addition to the north of the original house.

The new additions to the property consist of a one-story side-gable three-car garage partially covered by the hillside and a one-story side-gable master bedroom and bath addition to the north of the main house. The three-car garage has a standing seam metal roof and vertical board and batten siding to match the main house. It is not clear whether this siding matches the existing vertical siding by the large boxed bay window (preferable) or that under the eaves and gable of the second story of the main house. The one-story master bedroom addition has a side-gable asphalt shingle roof and wood frame walls covered with shingle siding and vertical board and batten siding, both similar to that of the main house. A small window resembling those in the second floor of the main house provides light to the master closet while patio doors with barn door shutters provide access to a patio. The master bedroom addition is attached to the main house by a one-story connector with vertical board and batten siding and a side-gable standing seam metal roof. Overall, the new additions are compatible with the main house and other buildings in the historic district in terms of style, scale, massing, and proportion. Materials selected—asphalt shingle roofing, standing seam roofing, vertical board and batten siding, and shingle siding—are appropriate and complement main house as well as other buildings in the district. However, certain design elements should be clarified or modified so the new additions do not detract from the character of the existing house or other buildings within the historic district. Areas that should be addressed include:



#### East (Front) Elevation

- New deck to the right of the one-story main house, the new standing-seam shed-roof front porch, and the new front doors are appropriate to the character of the house and surrounding structures in the historic district.
- Generally new additions should be to the rear of the main house. Consider moving the master bedroom addition behind the building line of the main house. If not possible, provide landscaping to lessen its visual impact from the street (this is shown in the rendering on the cover page, but not the site plan.)
- The one-story standing-seam gable-roof connector between the main house and the master bedroom addition is appropriate and allows for visual separation between old and new elements. Material samples should be provided: it is unclear if the vertical siding referenced resembles the existing vertical siding by the large boxed bay window (preferable) or that under the eaves and gable of the second story of the main house.
- Rethink the purpose of the front patio and patio doors to the master bedroom. What is the purpose of this patio when there is another deck and set of doors on the west side of the master bedroom?
- If the patio doors remain, remove the barn door shutters. This style is not appropriate to the original building and not traditional to the historic district. In addition, consider replacing the

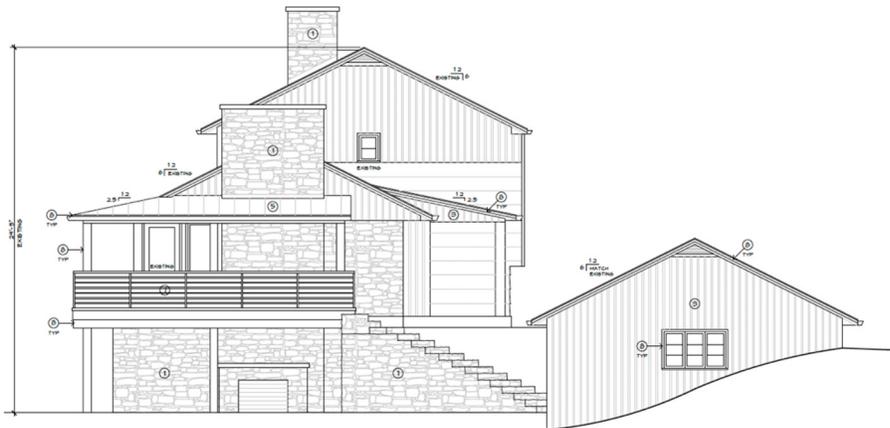
patio doors with a style more appropriate to the historic district and more compatible with the main entry doors.

- If the front patio is necessary, consider providing a shed-roof porch similar to that over the main entry to have the two portions of the building relate to one another.
- Remove the “bump-out” for the master bedroom closet, which clearly extends beyond the front of the main house, which contrary to the *Historic Dublin Guidelines*. If this is not possible, consider extending the shed-roof porch proposed above over the master closet projection to lessen its impact on the façade of the building.



North (Side) Elevation

- The treatment of the master bedroom addition in terms of size, scale, massing, proportion, and materials, is appropriate and relates to that of the main house. However, *Historic Dublin Guidelines* recommend that additions be located to the rear of the main building. If this is not possible, show landscaping to lessen the impact (this is shown in the rendering on the cover page, but not here.)
- The rear of the master bedroom addition has several conflicting projections and rooflines that need to be simplified. Consider removing the “bump out” for the cabinet in the master bath to help alleviate this problem.
- The new horizontal railing for the new deck and existing deck and stairs is appropriate to the period of the original house.



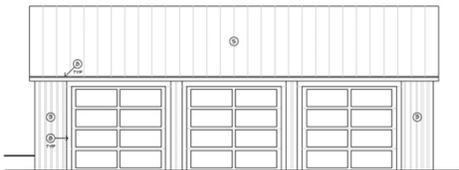
### South (Side) Elevation

- The new seam-metal shed-roof front porch and rear deck are appropriate to the character of the house and surrounding structures in the historic district.
- The horizontal railing for the new deck is appropriate to the period of the original house.
- Provide an elevation to the east side of the garage facing Dublin Road. Currently, it looks as though the rear of the garage dies into the hillside. It is unclear how the materials in this area of the garage will be treated, as well as the landscaping. The rendering on the cover page provides some clues, but more thought should be given to this area.



### West (Rear) Elevation

- There is a lot of fenestration in the addition for a west face of a building, especially in comparison to the existing structure. The owner might want to reconsider this in terms of energy-efficiency and glare.
- Consider removing the “bump out” for the cabinet in the master bath to remove the conflicting projections and elements in the elevation in this area.
- Consider removing the window above the toilet in the master bath and align the three windows in the lower and upper floors in this portion of the building.
- The barn-door style garage doors are not appropriate to the character of the house and surrounding structures in the historic district. Consider replacing these existing garage doors with a more appropriate style (like in the new garage) or with windows and/or doors if this is to be a habitable space.



### West Garage Elevation

- See comments on the South Elevation regarding the garage.

Overall, I would **recommend conditional approval** of the current design proposal as long as the above issues are addressed. The size, scale, massing, proportion, and materials are suitable for an addition to the existing building and the historic surroundings. The new construction will not detract from the integrity of design, locations, setting, materials, workmanship, feeling, and association of the main house and the district as a whole. However, the façade of the master bedroom addition needs to be modified; it projects beyond the building line of the main house and contains inappropriate elements such as the barn door shutters which are not traditional to the style of the main house and the historic

district as a whole. In addition, more thought needs to be given to the treatment of the new garage, especially the portions visible from Dublin Road.

And as a reminder, there is a potential for archeological resources since the building site has been farmed since ca. 1840. Any potential archeological resources such as former building foundations, wells, cisterns, historic farm equipment, etc. need to be protected and preserved in place. If such resources must be disturbed, mitigation measures should be undertaken. Care should be taken during demolition and subsequent construction, and if any potential archeological findings are uncovered, the appropriate authorities must be notified. In addition, the property (as shown below) is surrounded by the typical Dublin stacked stone walls. Care should be taken during construction to not damage these walls.

**PHOTOGRAPHS ALONG S. HIGH STREET/DUBLIN ROAD**



1 - 2. 6199 Dublin Road. The building dates 1949 and is recommended contributing to the City of Dublin's Local Historic District as well as the Dublin High Street Historic District National Register boundary increase. Typical of the period is the concrete block foundation, stone masonry, shingles and vertical siding with some of the original steel windows. Also note the typical Dublin stacked stone walls surrounding the property.



3. 225 S. High Street, also known as the Karrer Barn. The late 19<sup>th</sup> century, two-story Bank Barn was listed on the NRHP in 1979. Photo taken looking west from S High Street (October 2020 Photo). The Karrer family also owned the neighboring property at 6199 Dublin Road.

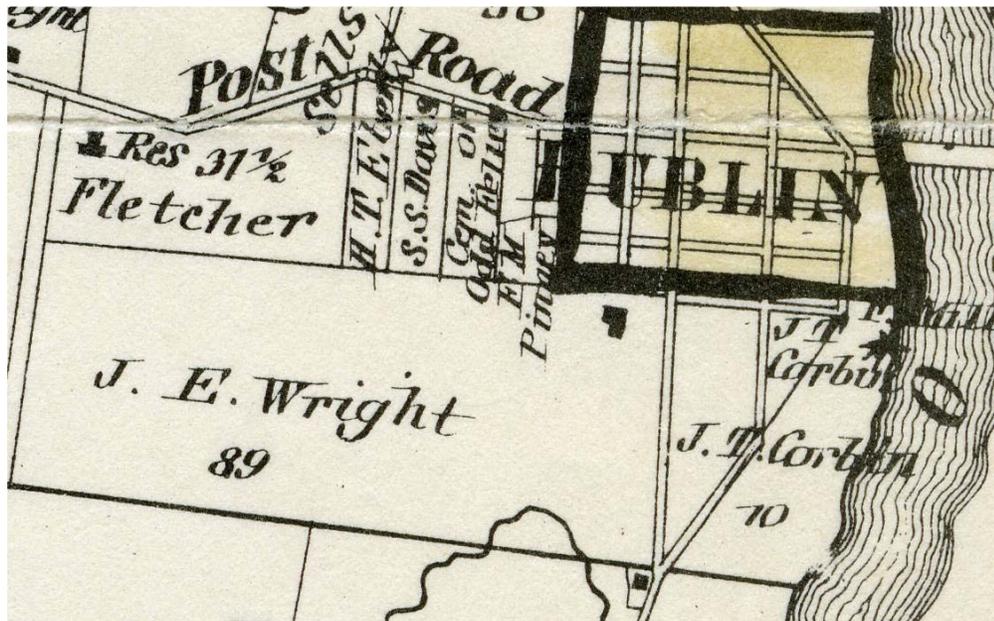
**MAPS & HISTORIC IMAGES**



4. 1842 map of Washington Township, Franklin County, Ohio. The property at 6199 Dublin Road lies south of Dublin and is owned by D. Wright (H.F. Walker Map of Franklin County. Columbus, OH: 1842. Part of the Digital Collection at the Columbus Metropolitan Library).



5. 1856 map of Washington Township in Franklin County, Ohio. The property at 6199 Dublin Road is still owned by Daniel Wright. The rectangular building shown on his 89-acre property may be the site of the Karrer home at 167 S. High Street. (John Graham Map of Franklin Co. Philadelphia: R. C. Foote, Jr., 1857. Part of the Digital Collection at the Columbus Metropolitan Library)



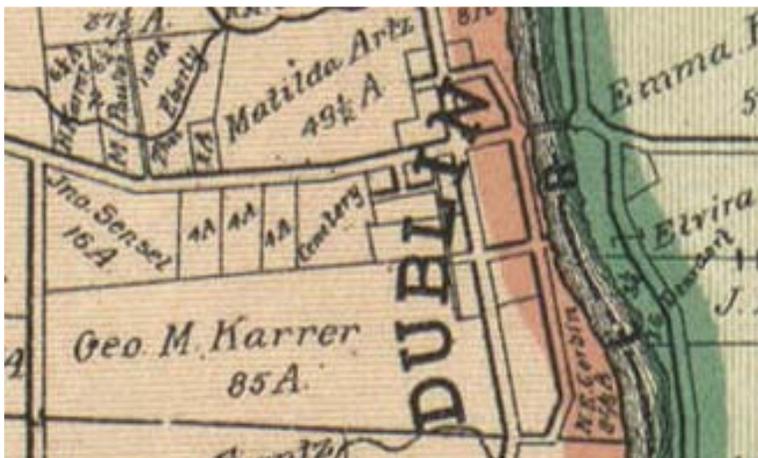
6. 1872 map of Washington Township in Franklin County, Ohio. The property at 6199 Dublin Road is still owned by J. E. Wright. The rectangular building shown on his 89-acre property may be the site of the Karrer home at 167 S. High Street. George M. Karrer purchased the home from John Wright in 1876. (Caldwell's Atlas of Franklin Co. & City of Columbus, OH. Columbus: J. A. Caldwell & H. T. Gould, 1872)



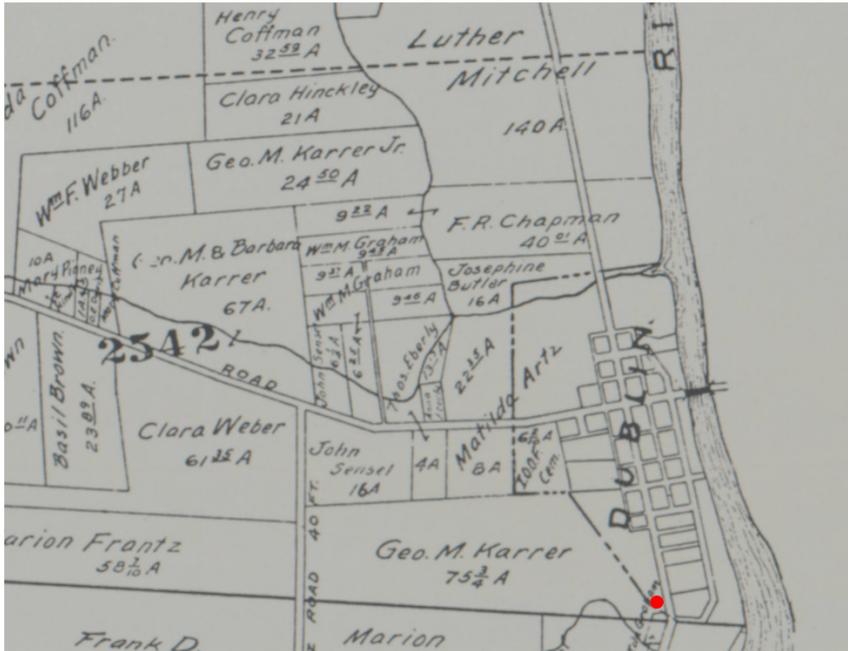
7. 1883 map of Washington Township in Franklin County, Ohio. The property at 6199 Dublin Road is now owned by George M. Karrer and has approximately 85 acres. (G. J. Brand & Co. Map of Franklin County, Ohio. R. R. Mable, Delaware: 1883. Part of the Digital Collection at the Columbus Metropolitan Library)



8. Karrer family on their homestead in Dublin, Ohio. Date unknown. (Part of the Digital Collection at the Columbus Metropolitan Library)



9. 1895 map of Washington Township in Franklin County, Ohio. The property at 6199 Dublin Road is still owned by George M. Karrer and has approximately 85 acres. (Walter Braun Map of Franklin County, Ohio: Rand McNally & CO. Engravers, Chicago, Illinois, 1895. Part of the Digital Collection at the Columbus Metropolitan Library)



10. 1910 Map of Washington Township, Franklin County, Ohio. The property at 6199 Dublin Road is still owned by George M. Karrer, but now has only 75.75 acres. (Modie & Kilmer Map of Franklin County, Ohio. Columbus, Ohio: 1910. Part of the Digital Collection at the Columbus Metropolitan Library)



11. 1957 Map of Washington Township, Franklin County, Ohio. (Franklin County Regional Planning Commission, 1957. Part of the Digital Collection at the Columbus Metropolitan Library)