



MEMO

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

From: Christine Trebellas, AICP, Registered Architect, LEED Green Associate
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Date: May 17, 2021

Re: 110-112 S. Riverview Street, First Demolition Review and Second New Construction Review

INTRODUCTION

The existing house at 110-112 S. Riverview Street is a 1966 ranch-style duplex of approximately 1,700 square feet in plan. It is typical of the mid-century character that is more predominate on the east side of S. Riverview St. The duplex is divided down the middle with 110 being the northern half and 112 the southern half. Its rectangular form, red and brown running bond brick walls, wide eaves, and a low-sloped, side-gabled roof with curved boxed ends are all typical of the 1950s and 1960s ranch-style. The owners of the duplex have proposed to demolish this existing structure, then divide the lot into two separate properties with their new residence on the northern-most lot (110 S. Riverview St.) and allowing for a future dwelling on the southern lot at 112 S. Riverview St.

The property was within the Dublin High Street Historic District boundary increase per the 2017 City of Dublin Historical and Cultural Assessment (HCA) and was recommended contributing at the time due to its good integrity and expanded scope to be more inclusive of historic resources in the original village. According to the HCA, the building is also part of the local Historic Dublin district. The project was also located within the Bridge Street – Historic Residential zone per the 2019 Bridge Street District Development Code, before moving to the Historic Zoning District – Historic Residential, per the Historic District Code Amendment approved in February 2021. This Historic District Code Amendment requires the City of Dublin’s Architectural Review Board approval before demolition and new construction can proceed. It is important to note that the Architectural Review Board informally reviewed the property for a different owner in 2018 and supported demolition of the existing structure at that time.

The City of Dublin Planning Department has since contacted Preservation Designs LTD to address two items—if demolition is an appropriate option and if the new construction is appropriate for the historic district. While this is the second review to address the suitability and compatibility of the new construction, it is the first review of its suitability for demolition. As such, it is limited to an analysis of the existing structure, why it was designated contributing, and if it could have a viable life or use without demolition. This review will not discuss the economic factors of the property, as the City of Dublin Finance Department will address these issues. As always, this review is based upon this reviewer’s understanding of the City of Dublin’s Historic 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.

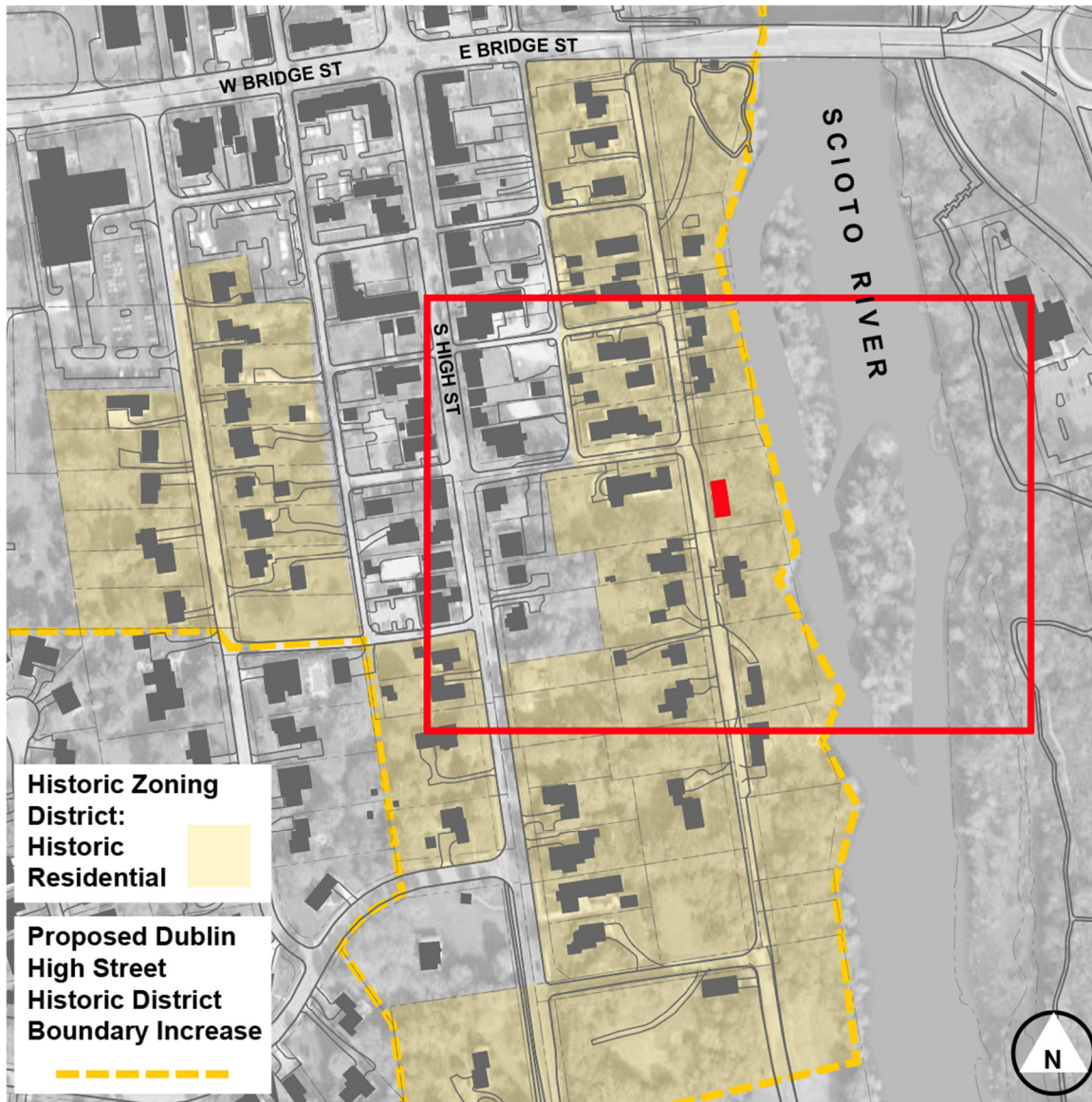


Figure 1. Overall view of the buildings south of Bridge Street with 110-112 S. Riverview Street shown as a solid red rectangle. (Original Adobe Illustrator sketch using ArcGIS Data provided by the Franklin County Auditor and the City of Dublin, extracted September 9th, 2020; not to scale)

It is important to note that 110-112 S. Riverview Street lies off the Scioto River and close to the historic core of Dublin. A review of maps and other materials indicates that a mill may have been near this property along the Scioto River. In addition, a footpath and related structure was located in the vicinity, leading to a river ford near the Corbin Mill. As such, there may be archeological remains on the property. If a potential archeological find is uncovered during the course of demolition and/or new construction, the City of Dublin and the appropriate authorities must be notified immediately.



Figure 2. Detail site plan showing the existing building and site contrasted with the adjacent structures and properties. (Original Adobe Illustrator sketch using ArcGIS Data provided by the Franklin County Auditor, extracted September 9th; not to scale.)

THOUGHTS on the DEMOLITION at 110-112 S. RIVERVIEW STREET

This property was recommended contributing to the Dublin High Street Historic District in the City of Dublin’s Historical and Cultural Assessment (HCA) completed back in 2017. At the time, the structure was considered in “good condition” and possessed all seven aspects of integrity--location, design, setting, materials, workmanship, feeling, and association. The exterior appearance of this duplex is basically intact; no additions have been built, and the rear deck is either the original or similar in form to the original. The roof gable appears unaltered, and modern conveniences such as a window AC unit and mini-satellite dishes on the roof can be removed. The photos included with the individual property sheet show what appears to be older, decorative screen doors at each unit’s main point of entry, as well as original jelly-jar sconces. However, a current review of the property from the street indicates that the building has deteriorated slightly since 2017. The screen doors at the front entry are removed, and the jelly-jar sconces have been replaced with a black metal-and-glass coach lights. There are signs of wear-and-tear, but this is typical for houses of this age; the wood deck is missing paint, a rear gutter appears askew, and while some windows are original, others have been replaced.

The National Park Service developed criteria to determine the historic or architectural significance of a property, and these criteria are generally used by architectural historians and historic preservationists to determine if a property is considered historic (National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation). Generally, properties fall into four categories of significance:

- A. associated with important events in history (Events)
- B. associated with important people in history (Person)

- C. embody the distinctive characteristics of a type, period, or method of construction (Design/Construction)
- D. have yielded, or are likely to yield, information important to history (Information Potential)

The HCA considered the property significant since it is associated with the historical development of the City of Dublin (A) and since it is typical of a mid-century Ranch-style duplex dwelling (C). The recommended Dublin High Street Historic District boundary increase included this property since it is more inclusive of the historic resources in the original village. As such, it shows the development of the village from the mid-nineteenth century up into the mid-twentieth century.

For a property to be considered historic, it must not only be associated with an important historic context, but it must also retain historic integrity, or the ability of a property to convey its significance. The structure still has several character-defining features which reflect the period in which it was built and contribute to the character of the district. According to the National Register, there are seven aspects of integrity which the structure still retains:

1. Location: the place where the historic property was constructed or where the historic event occurred. *This building has not been moved from its site, and its setting on the east side of Riverview overlooking the Scioto River has remained relatively unchanged.*
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property. *The overall form of the building is unchanged; it still has its low-sloped side gabled roof, the rectangular floor plan shows no additions or subtractions, and its use as a multi-family residence is unchanged, providing future renters could be found.*
3. Setting: the physical environment of a historic property. *This includes the character of the place, from when it was built, and the intended functions it served, all of which have changed little. While some structures along Riverview Street are more recent additions, the majority date to the period when this dwelling was built.*
4. Materials: the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. *Overall, the building's exterior remains relatively unchanged, as the roof shingles would have been replaced with like, and the original red brick on the exterior walls has not been removed. There is less integrity regarding windows and doors, as some have been replaced with more recent equivalents.*
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history. *The construction of this building isn't overly intricate; the lack of ornamentation or detail is typical of the period in which it was built. The rectangular form, red and brown running bond brick walls, wide eaves, and a low-sloped, side-gabled roof with curved boxed ends are all typical of the 1950s and 1960s ranch-style.*
6. Feeling: a property's expression of the aesthetic or historic sense of a particular period of time. *Overall, this property still feels it is of the mid-twentieth century. However, the loss of original doors and windows reduce the sense of that particular time.*
7. Association: the direct link between an important historic event or person or period and a historic property. *While there is no direct link between the property and a historic event or person, the property does embody the development of the area from the mid-nineteenth century up into the mid-twentieth century.*

The character-defining features of the building, such as its low-slope side-gable roof, its red brick exterior, its simple, rectangular form, its wide eaves with boxed ends, and its simple sash windows with shutters, are all typical of the period in which it was built. These features contribute to the character of the district and

represent the district's evolution over time. Judging solely on its architectural and historical integrity, the building's presence informs on the sense of place and the evolution of this historic district as newer homes were built. Removing it could create a false sense of history within the district. In addition, there are other mid-twentieth century houses on Riverview. While some are single-family homes, others are duplex(es). And these 1950s and 1960s houses have the same architectural style of ranch and have also been listed as contributing as part of the same HCA.

As to whether the building would have a viable life without demolition, this would be dependent on its attractiveness to renters since it is a duplex. It predates the lead paint ban, so any deteriorating paint would present a health hazard, especially to the young. And it may contain other hazardous substances such as asbestos. The engineer's report also indicates there are structural issues, and potential life-safety issues regarding the rear deck. Ideally, the property should remain a duplex as it was built since modifying it into a single-family home or other use could impact its integrity if not done sympathetically. And a change of use would alter its integrity of feeling and association. If conditions were to progress and the building continues to deteriorate, it may become more difficult to attract renters and continue its current function. The City of Dublin does not permit demolition by neglect, and fixing the structure so it is attractive to renters may be prohibitively expensive. The financial analysis by the City of Dublin should provide more information on the feasibility of renovating the current structure so it can continue to be a duplex.



Figure 3. Detail site plan showing the proposed building and site contrasted with the adjacent structures and properties. NOTE: The above map is an approximation and cannot and should not be considered definitive as a properly surveyed and detailed site plan. (Original Adobe Illustrator sketch using ArcGIS Data provided by the Franklin County Auditor, extracted September 9th, 2020 with proposed 110 S Riverview Design by Melaragno Design Company; not to scale.)

THOUGHTS on the NEW CONSTRUCTION at 110 S. RIVERVIEW STREET

Overall, the building's size, scale, form, and height along S. Riverview Street compliment neighboring structures in the historic district. The one-and-a-half story roofline matches that of neighboring properties and does not detract from the historic character of the area. From the front, the proposed building at 110 S. Riverview Street resembles a traditional one-and-a-half story cottage similar to neighboring structures as well as others in the historic district. The new construction consists of a one-and-a-half story home with a rectangular footprint and a side-gable roof interrupted by a gable-front two-car garage and a center gable-front dormer over the master bedroom and bath at the front of the house. A small entry porch lies under the main side-gable roof. The rear of the building contains the kitchen, dining, and living rooms under a shed roof extension. A one-story mud room and powder room connect the garage with the main house. The formerly enclosed-sunroom off the kitchen is now an open porch and the garage has been pushed back slightly from the main house. And the wood piers supporting the open porch and rear deck have been replaced with large stone veneer piers, offering more visual support to the structure. While many of the comments made in the previous review have been addressed, some still remain. In particular, there are still some issues regarding the massing and composition of the rear of the building that should be addressed.

Site Issues:

- It is not clear where this structure lies on the site in relation to other neighboring structures (See Figure 3). A site plan which shows neighboring structures would be helpful. Ideally, it should be set back the same distance from the road as neighboring structures.
- The site study does not indicate a step to the entry stoop; please confirm the stoop and step are outside of the right-of-way line. The Historic District Code Amendment 153.174 (h)(2) states, "Stoops and steps shall not encroach within the right-of-way."



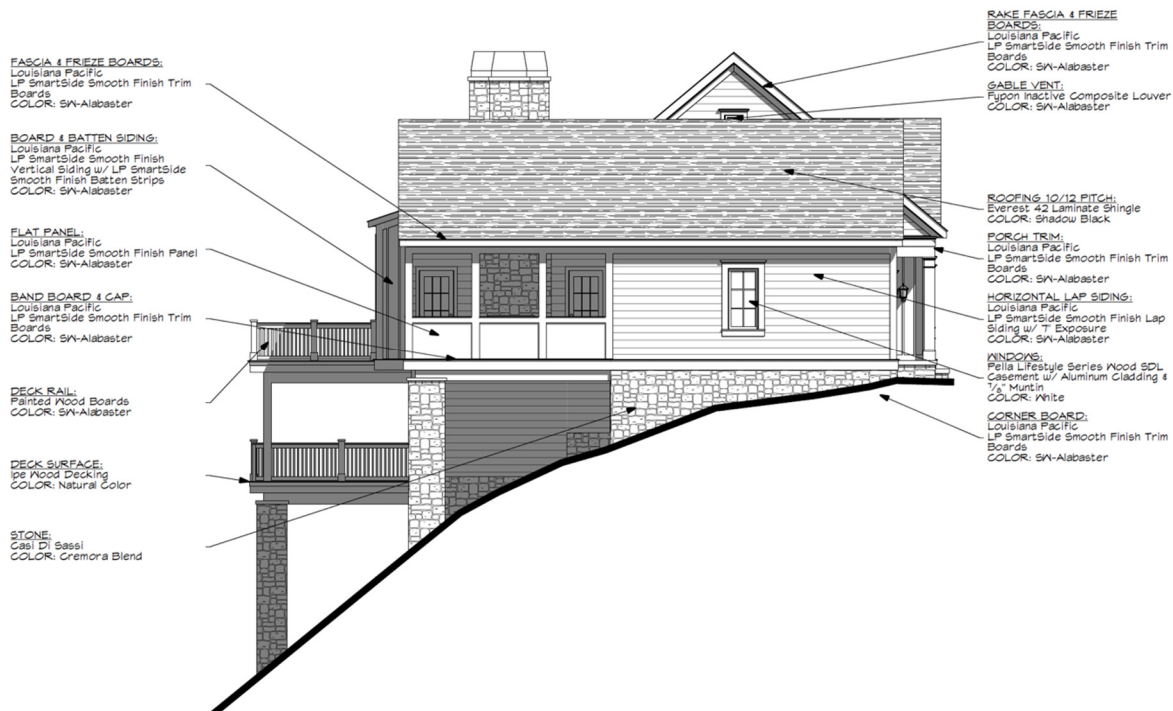
West (Front) Elevation

- Currently, the windows are listed as fixed or casement windows. Sash windows and horizontal siding are traditional to buildings in the historic district and would help maintain the historic context of the district. (This applies to all elevations.)
- Vertical board and batten siding should be reserved for outbuildings such as garages and hyphens (or connectors) to those outbuildings. Traditionally, it would not appear on the façade of a building. The vertical board and batten siding by the entry should be removed and replaced with horizontal siding more appropriate for the main house and compatible with other buildings in the area.

- Consider reducing the gable of the garage roof to give it less prominence (see sketch below). Traditionally, garages and other outbuildings were relegated to the rear of the property.



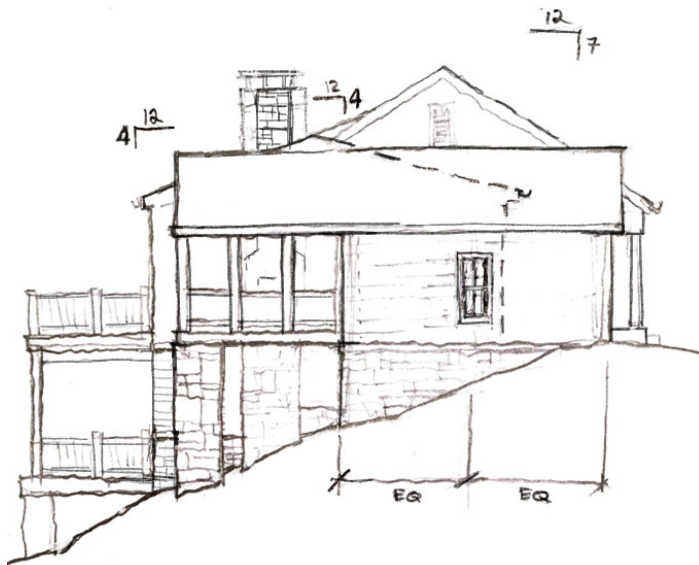
Sketch of revised west elevation with the “original” house on the right, its garage on the left, and the connector between them. This sketch uses an alternative massing design to consider. Sash windows are traditional to the area; consider changing the window type to double-hung. Note the simplified detailing around the windows and the entry porch.



North Side Elevation

- The open porch chimney would traditionally extend to the ground. The Historic District Code Amendment 153.174 (i)(2) states, “Chimneys on exterior walls shall extend fully height from the ground.... Cantilevered and shed-type chimneys are prohibited.” This would help create a more uniform foundation along the lower level (see sketch below).

- On the open porch, consider raising the bottom of infill railing panels to provide a <4” gap from the porch flooring, and extending the flooring out slightly over the band board. This detail is traditional and would have allowed water pooled on the open porch to drain.
- Remove the cantilever for the rear portion of the kitchen and living and dining rooms or extend the lower level out to match the wall above. Traditionally, this area would not be a cantilever but part of the main house with a solid foundation.



Sketch of revised north elevation using the alternative massing. The “original” house and its garage have one matching roof slope while the connector and the rear addition have a different matching roof slope. Note that the open porch’s chimney continues to the ground. The rear cantilever is removed, making both levels flush.



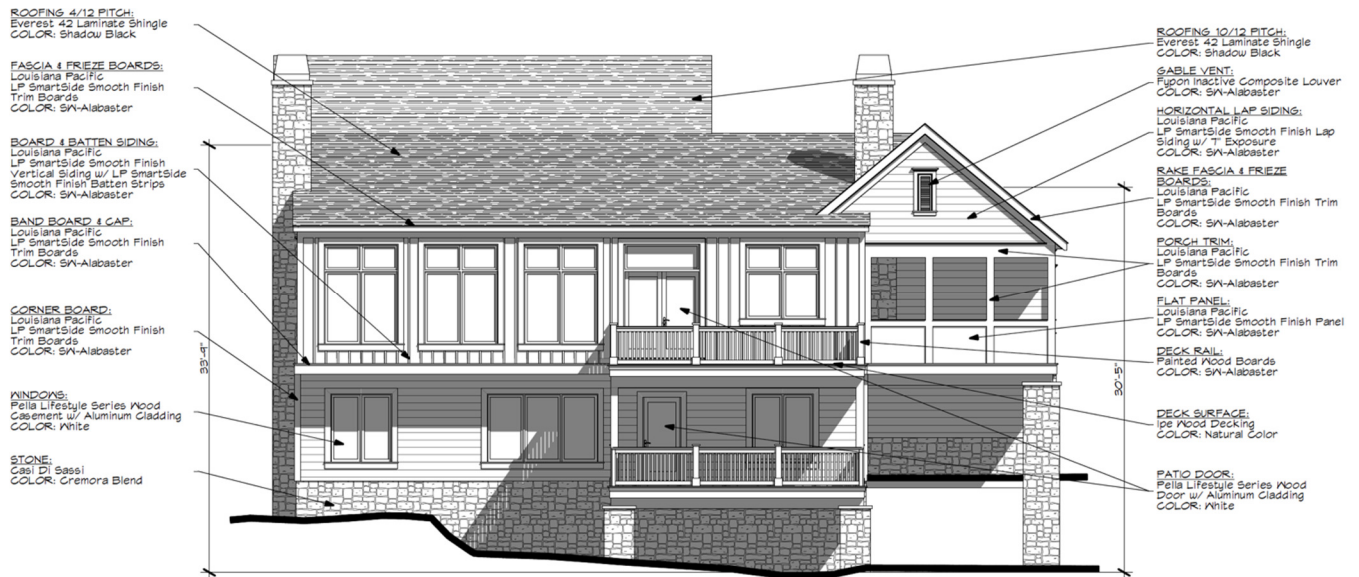
South Side Elevation

- The southern chimney’s position appears out of place and should read as part of the main house, not an afterthought or addition. Consider the massing alternative (see sketch below) as it places the chimney on the wall of the “original” house (before the eave).

- Remove the cantilever for the rear portion of the kitchen and living and dining rooms. Traditionally, this area would not be cantilevered. In addition, this area should have the same horizontal siding of the main house and not vertical board and batten, which traditionally appeared in outbuildings.



Sketch of revised south elevation with continuous stone foundation, and horizontal siding; this sketch uses the massing alternative at the end of this report. Making the rear building element an “addition” could reduce the amount of stone foundation on that portion only. Note that the lower level window needs to be compatible in size and type to the windows above.



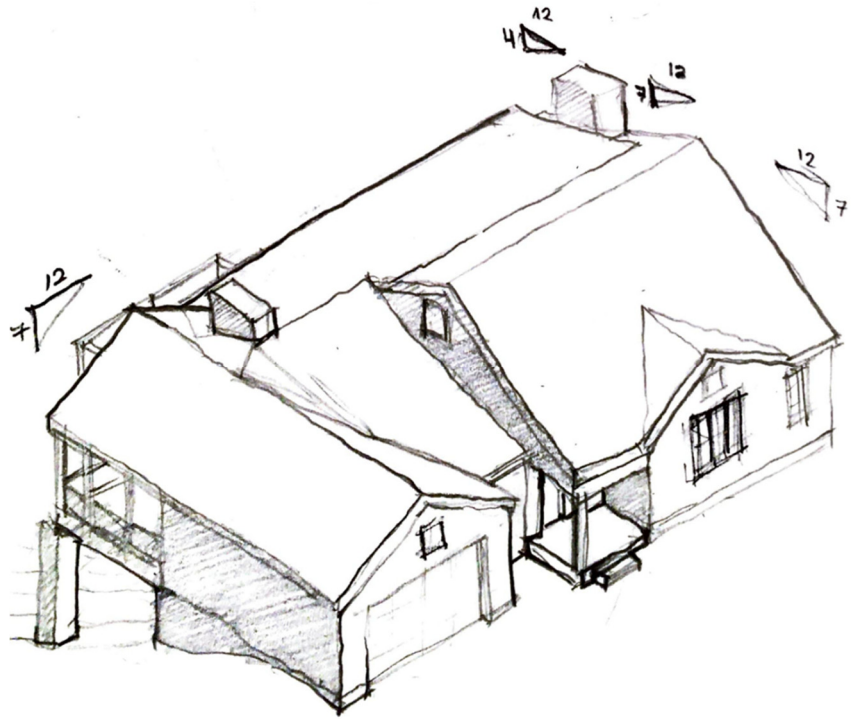
East (Rear) Elevation

- Although a rear elevation, the windows should match those on the front of the house, preferably sash windows, to create a cohesive structure (see sketch below).
- Remove the cantilever for the rear portion of the kitchen and living and dining rooms. Traditionally, this area would not be a cantilever but part of the main house with a solid foundation. In addition, this area should have the same horizontal siding of the main house and not vertical board and batten, which traditionally appeared in outbuildings.
- The chimney stack for the fireplace in the sunroom should extend all the way down to the ground plane.

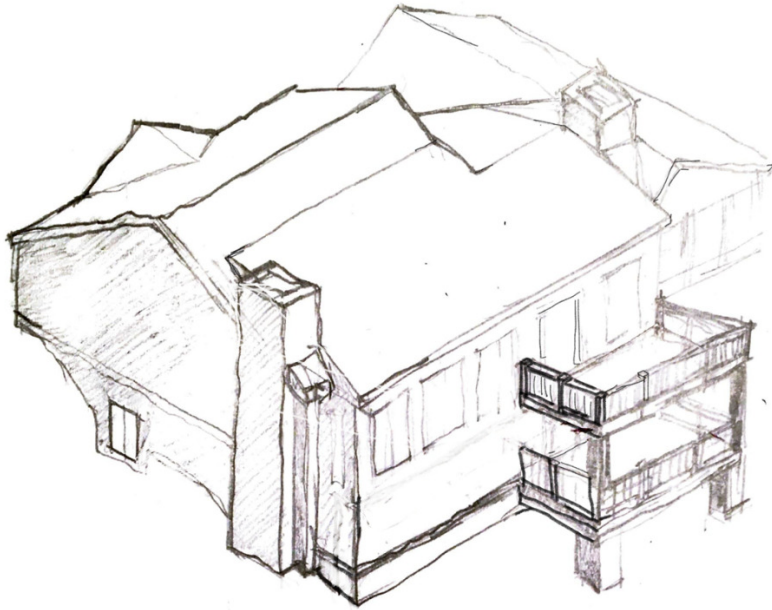


Sketch of rear elevation based on the alternative massing option. (Note the continuous stone foundation on the “original” house and garage and a lowered stone foundation on the “addition.”) Elsewhere is horizontal siding. The “addition’s” window should be the same type as on the “original” house (double-sashed), and both chimneys should have more simple caps. Note that the open porch’s chimney continues to the ground.

One option to resolve some of the massing and composition issues with the rear of the structure is to view the building as if it grew over time. The main portion of the house could be considered the “original building” while a “hyphen” (the powder room and mud room) connects it to the garage outbuilding. The kitchen, dining and great room areas could be a later “addition.” This alternative massing option separates out an “addition” and a “connector” from the “original” house and garage, thereby containing elements of a “later date.” For example, the “original” house would have older elements, such as having a stone foundation around the entire lower level. Any “addition” to this building could have a later element, such as reducing the stone foundation to allow more horizontal siding on this lower level (see sketches below). The roofline of the whole structure should follow this pattern as well, with the roof of the main building being predominate and the others appearing as shed-roof additions (see sketches below).



Diagrammatic sketch of north and west elevations.



Diagrammatic sketch of south and east elevations. Note the rear “addition” is a separate architectural entity from the “original” house.

While the applicant addressed several of the issues with the first design, there are still some items that need to be resolved. In particular, the open porch chimney needs to extend all the way to the ground plane so it has a traditional, solid stone foundation. And while the façade of the proposed new construction is appropriate to the historic district in terms of size, scale, height, overall form, and proportion, the side and rear elevations need to be revised to be more compatible with the historic district. The cantilever of the kitchen and great room is not traditional and should be removed. These changes would help create a cohesive structure that would be in keeping with the character of the historic district.

PHOTOGRAPHS ALONG S. RIVERVIEW STREET



Figure 4. 110-112 S. Riverview Street is located at right of center, looking northward as taken in front of 137 S. Riverview St. (Preservation Designs, March 2021)



Figure 5. 110-112 S. Riverview Street taken from across the Scioto River. While much is obscured, this photo shows the existing access paths down to the river. The proposal should address site issues such as existing landscape features which will be maintained or removed (Preservation Designs, March 2021)



Figure 6. View of 110-112 S. Riverview Street looking south from the intersection of Riverview St. and Pinneyhill Lane. Note the existing side yard and the utility area north of it. (Preservation Designs, March 2021)



Figure 7. 63 S Riverview St. This house is an example of a one-and-a-half house. Note the horizontal siding and sash windows. (Preservation Designs, March 2021)



Figure 8. 84 S Riverview St. This house is another example of a one-and-a-half-story dwelling. Note the front-loaded garage is set slightly back from the main house and is separate from the main house. (Preservation Designs, March 2021)



Figure 9. 137 S. Riverview St. Like 84 S. Riverview, this is another example of a one-and-a-half-story dwelling with a detached garage set back from the main house. Note the sash windows.