

Karen Bokor, B.S., M.Arch.
DESIGN CONSULTANT

January 10, 2024

Sarah Holt
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Sarah,

Attached please find my professional review and opinion letter for the renovation and addition to the structure located at 17 N Riverview in Historic Dublin.

If you would like any further information, clarification or analysis please let me know.

Best regards,

Karen

Karen Bokor, B.S., M. Arch.
Design Consultant

HISTORICAL ANALYSIS AND DESIGN REVIEW:

Property Address: 17 N Riverview
Dublin, Ohio 43016

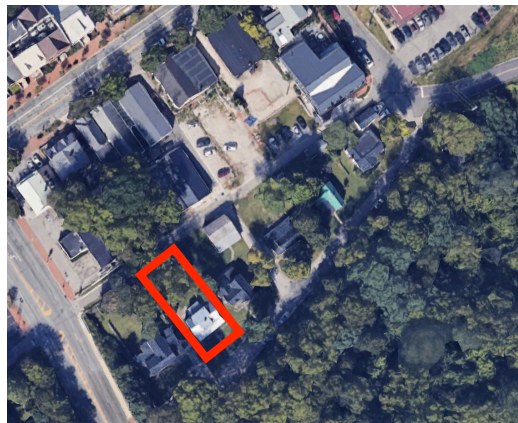
Owner: Andrew Sarrouf

Applicant: Richard Taylor Architects, LLC

Request: Remodel existing structure and addition

HISTORICAL ANALYSIS:

The following is an analysis of the existing structure for this property and the appropriateness of the proposed conceptual renovation and addition.



Contextual site information:

This project, in conjunction with the renovation/addition of the neighboring structure at 27 N Riverview, is in proximity to the anticipated COhatch Riverview Village project. Though there are taller and larger buildings planned as part of the Riverview project, the developers are carefully working to preserve the scale and preserve details of the existing homes currently on the sites that the Riverview project will occupy in order to maintain some residential scale and pay homage to the single family homes currently present on Riverview and to their history.

Primary Structure and detached garage description:

The primary structure at 17 N Riverview Street in Historic Dublin built in 1927 is an example of an early 1900s American Vernacular with elements of the Cape Cod style and Craftsman style architecture. The existing structure is a side facing gable, 1 1/2 story structure with a deep front porch and shed dormers on both faces of the building. A detached garage was added in 1930 shortly after its construction and it appears to have an addition on the rear though it could be original to the home.

The front porch has typical craftsman porch supports and railings with sloping columns. The structure is painted dark gray wood shake siding with white trim and a standing seam roof.

Though the structure is in relatively good condition. It appears to have been vacant for some time and has some deferred maintenance on the exterior. For this assessment the interior was only seen through windows but appears in relatively good condition.



CONCLUSIONS AND RECOMMENDATIONS:

The proposed conceptual project seems reasonable and appropriate for the site and will be a tribute to the Historic district to maintain some of the original single family residences. It is however, premature to determine if the design and architectural details will maintain the historic significance until preliminary design and design development occurs. The provided narrative indicates that all efforts will be made to do so.

The massing of the new addition should be subordinate to the original home. It appears to be of equal mass to the original in these massing studies, likely due to the elevation change in the rear of the property. The proposed addition could shrink in this scheme slightly, perhaps lowering the ridge line in the addition or not exceeding the 45% lot coverage (currently proposed at 48.2%). The additional garage bay on the south side also adds to the perception of an oversized structure and not characteristic of the style of the original structure.

As the project develops it will be important to highlight the subordination of the addition through the design detail. It is difficult to tell if that will be successful in the conceptual modeling. The removal of the third garage bay would be a simple solution to reducing the mass of the rear addition.

Through the narrative provided by the applicant it is clear that the intent is to preserve the character of the original structure while creating spaces that adhere to the needs of today's homeowner.

As the project develops and design development occurs analysis should be done to insure that the history and character of this home is maintained as planned.

Respectfully submitted,

Karen

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