

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, relocation and addition to the structure located at 27 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:** 27 N Riverview  
Dublin, Ohio 43016

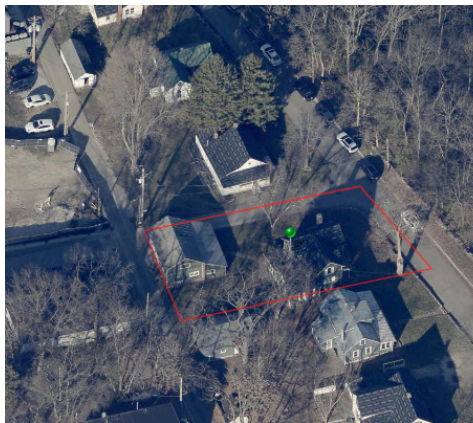
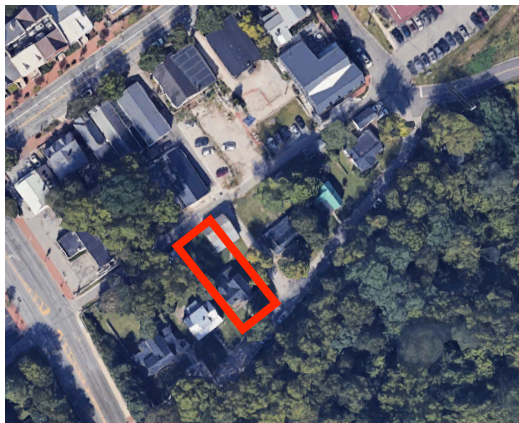
**Owner:** Andrew Sarrouf

**Applicant:** Richard Taylor Architects, LLC

**Request:** Remodel, relocate 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 17 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 27 N Riverview Street in Historic Dublin built in 1890, is an example of a late 1800s American Vernacular/Folk Victorian style architecture. The existing structure is a front facing gable with a wing, a 2 story structure with a front porch with spindle work detailing. The building is less elaborate than a true Victorian style which is why the term "folk" is used as a descriptor. Window surrounds, dormers and shutters add to the victorian character as well as verticality.

A detached garage was added in 1900 , 10 years after the home was constructed. It is noncontributing and is in disrepair. There also appear to be addition(s) on the back of the primary structure but there were no records of construction found.

The structure(s) appear to have been vacant for some time and has much deferred maintenance on the exterior. For this assessment the interior was only seen through windows and its condition undetermined.





## CONCLUSIONS AND RECOMMENDATIONS:

The proposed conceptual project seems reasonable and appropriate for the site and it will be a tribute and benefit 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 relocation of the original structure seems fine although not necessary for design or alignment with the neighboring property. If a solution for the foundation is found without the need to move the structure it would seem reasonable to stay with the existing orientation.

The increased lot coverage for this home is within the allowable range. Although the overall structure will be larger than the existing home and the addition in the conceptual modeling looks large, the detailing will be essential to making the rear subordinate to the front of the home. The breaking down of the massing in the rear and the variety of roof shapes and heights will help with the scale. Additionally, the removal of the third garage bay would be a simple solution to reducing the mass of the rear addition.

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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Design Consultant