

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

February 27, 2024

Bassem Bitar
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Bassem,

Attached please find my professional review and opinion letter for COhatch Riverview Village project based on the project revisions dated February 14, 2024. Specifically, this evaluation is of the existing structures and their relationship to the new project and the project village concept. These structures include 37 N Riverview Street, 45 N Riverview Street, 53 N Riverview Street and 62 N Riverview Street, as well as the stone structure south of 62 N Riverview Street. All of these structures are in the Historic Dublin district.

If you would like any further information, clarification or analysis please let me know. I will continue to research the history on all of these structures based on the information collected at our site visits combined with external resources.

Best regards,

Karen

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Design Consultant

HISTORICAL ANALYSIS AND DESIGN REVIEW:

Project: COhatch Riverview Village
Property Addresses: 37 N Riverview Street,
45 N Riverview Street,
53 N Riverview Street,
62 N Riverview Street
Stone structure south of 62 N Riverview
Dublin, Ohio 43016
Owner: COhatch
Applicant: Tim Lai ArchitecT

HISTORICAL ANALYSIS:

The following is an analysis of the structures that will be incorporated into the Riverview Village project. Recent site visits to the existing structures, documentation, research of both the exterior and interiors of these building have revealed much detail and a rich history. Additional research into some of the more significant features is in progress.

This proposal is to construct a new building along the east side of N. Riverview Street, while repairing, restoring, renovating and repurposing the existing residential structures at 37, 45, 53, and 62 N. Riverview.

General Comments:

This concept is a wonderful opportunity for the City of Dublin to maintain the old historic homes while taking advantage of the views and serene setting along the water. This proposal does precisely what the name indicates. It revitalizes and enhances the quiet street along the water that has been dormant while maintaining the old village quality of Riverview Street.

The repair and restoration of any windows, doors, roof, woodwork, porches, unique features, etc... should be the goal. Where there is disrepair, the effort should be made to retain the original elements. Where there is deterioration beyond repair replacement of the items should be replicas of the original. Paint should be chosen from the palette of Historic Dublin paint choices and should not be all the same in order to maintain the character of the village.

Where the demolition plans indicate "historic walls to be demolished and rebuilt" it is important that the original stone be reused without alteration to the stone to maintain the natural weathering and patina. The rebuilding of the wall should mimic the original construction technique as closely as possible to maintain the character of the wall as they currently exist.

Contextual site information:



37 N Riverview Street::

The one-and-one-half-story, side gabled house, hall and parlor American Folk home, built in 1890, is located on the west side of Riverview Street, north of Wing Hill Lane. It has a rectangular, 2 room wide, 1 room deep footprint with a rear addition and shed-roof porch (does not appear original) on the south elevation. The building rests on a fieldstone foundation, the walls are clad in a mix of siding, and the side-gable roof in asphalt shingles. The front door is centered on the façade, which opens to a masonry deck with a wrought iron railing.

There is a variety of thickness of timber that is throughout the structure on the inside and structurally that is not atypical to the time period but, upon further investigation, may tell more of the story of its construction. There is the possibility that this was built originally as a log structure based on the thicknesses of the wood, notches found in some structural timbers and the construction technique of the staircase. These questions may be answered by removing siding, plaster and opening ceilings. In addition to variations in the structure timbers, floorboard and wall thicknesses there is also a variety of different wood siding with different lap sizes and types used. The north elevation has narrower siding and is beveled. There is also some indication that the front masonry stoop with wrought iron railing may have been added on top of an original stone stoop at the same time that the structure was resided. This was visible at the exterior stone stair at the northeast corner of the home by peeling back the siding.

The interior features that will be worth using in the new project include the stone fireplace which is characteristic of the late 1890s and found in many log homes. Window sizes and patterns should be maintained and restored and repaired where possible.



The applicant is proposing to keep the porch on the south side and continue the porch to the east facade, creating a wrap-around porch. Some of the existing additions would be retained, although the ceiling/roof might be raised. The color of the exterior is proposed to be a dark gray. Below are conceptual comparison to the existing structure.



45 N Riverview Street:

The building is located on the west side of Riverview Street. It is one in a row of nineteenth century residences. This gable-front and wing house built in 1900 has an L-plan footprint and a cross-gable roof. The building is expanded by a one-story flat-roof component at the front juncture of the gable main house and wing. This appears to be filled in at a later date but no record of construction was found. Stretching across the back is an addition with a shed roof and is in disrepair with patched in, non matching siding, and boarded up windows. The exterior walls are clad in aluminum and under the aluminum one can see a wood lap siding that is likely original. The roof is a standing seam that does not appear to be metal. Most windows are two-over-two wood sashes, except on the addition and a 2nd floor replacement on the front facade, which are one-over-one.

There is a stone structure on the North side of the home that looks as though it could be covering an old cistern. This should be explored. In the basement there are stairs that currently lead to nothing but must have existed to the rear before the addition. The 2nd floor is not usable for today's standard but would be a great opportunity to be opened up. On the first floor is a cast iron stove in the main space.

This home is a charming early 1900 structure and will be a great tribute to historic Dublin within the new Riverview Village project. As much as the the original structure should be repaired and restored as is possible.



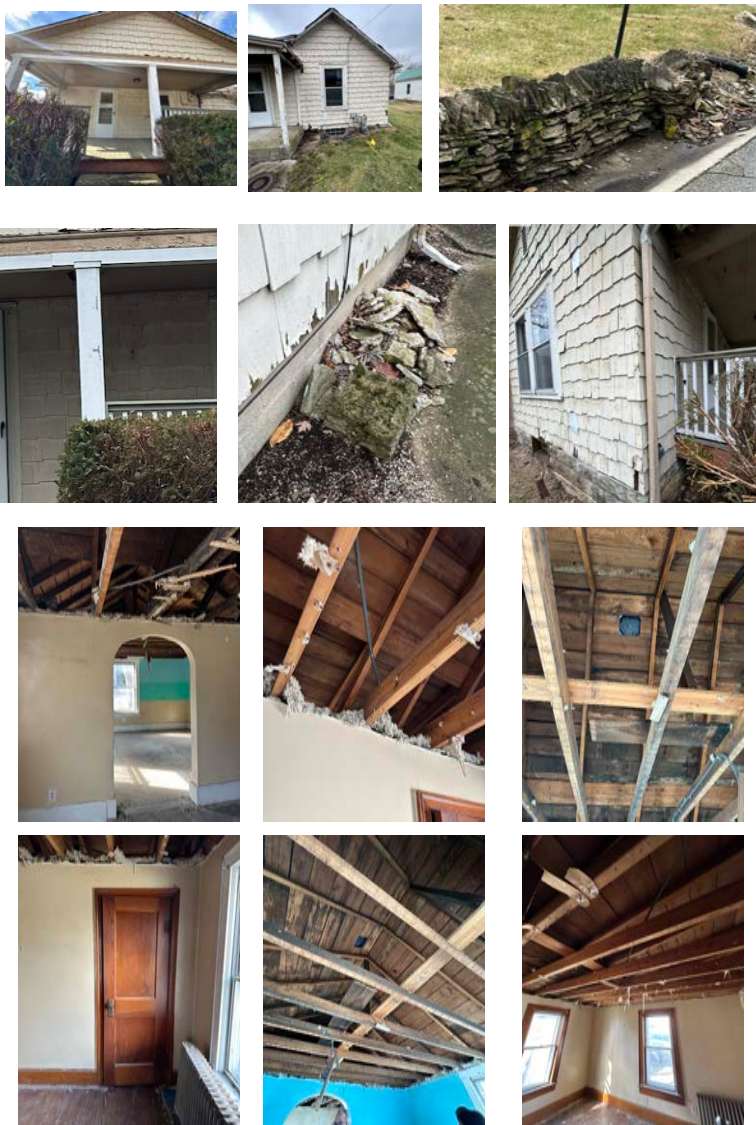
In the conceptual drawings there are minimal changes. The enclosed porch would remain, the metal columns would be replaced with wood ones, and the stone water table will be extended to skirt the porch. The original wood siding would be restored, repaired or replaced as needed and darker paint colors are proposed.



53 N Riverview Street:

This one-story house salt box ranch style with a front porch built in 1932 rests on a concrete block foundation. The exterior walls are clad in shingles that appear to be replaced on the north and east facades (with newer shingle) and the roof is sheathed in asphalt shingles. An open front-gable porch with wood posts and balustrade is on the south half of the façade. Within the porch is the front door. Windows are one-over-one replacements and poorly installed. The home requires repair and restoration. A detached garage is west of the house and is non-contributing.

There was an opportunity to look inside this structure after the ceiling and walls were removed and the open ceilings revealed trusses that are worthy of preservation and nice, open, usable spaces by today's standards. The stone formations and Dublin wall remnants around the property that are important historical structures and should be maintained. Some of the stone structures immediately around the structure are worthy of exploring and could be used in the park or garden plans of the new development.



Below are side by side comparisons of the existing structure and the proposed changes. Of all of the existing structures this one will undergo the most change to the original structure. All of the changes are an improvement as this structure is the one in most disrepair. The low porch ceiling will be opened and the porch gable will be detailed as a Craftsman-style gable roof with exposed timbers. A new window on the north elevation will provide more balance below the gable. Additionally, the flat roof will be changed to a mansard roof allowing greater height on the interior. These conceptual changes seem both reasonable and good as this structure does not have the charm or historical significance of the others but DOES have great interior space.

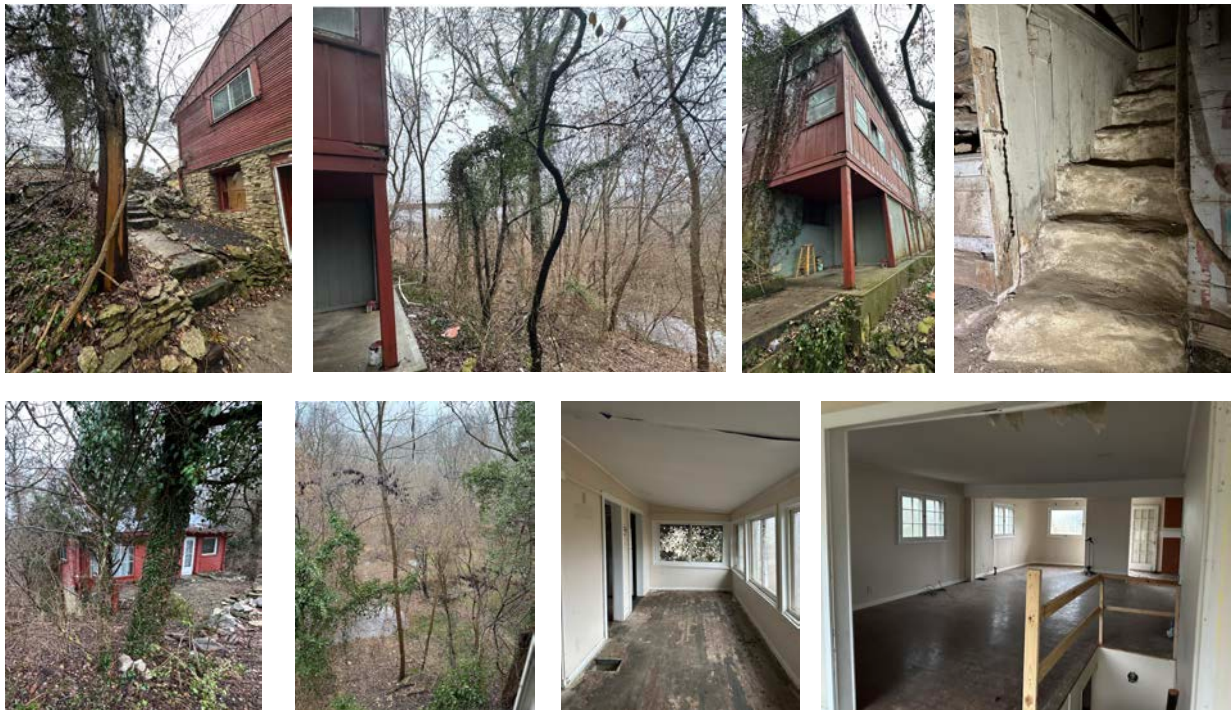


62 N Riverview Street:

This building is located on the east side of Riverview Street, on a tall ridge overlooking the Scioto River. The house is in one of the old residential core neighborhoods of Dublin. It is part of the original district constructed on the hillside overlooking the water and was likely built in the mid to late 1800s with improvements, additions and enclosures along the way. It is likely one of the oldest structures in the residential historic neighborhoods of Dublin.

Appearing as a single story as you approach the structure from Riverview on the east side, it reveals itself as a multi level structure that offers incredible views and spaces overlooking the river. The home has a stone foundation and wonderful stone steps that lead down to the wooded porches and backyard. The 2- story enclosed overhang may have been an open porch at some point on the top level. There is a mix of a variety of window styles and types indicating a haphazard replacement although it appears as though some of the original casements remain and may have been reused. In a redevelopment repair and restoration of all windows should be the goal with any replacements needed mirroring the originals in size, materials and proportions. The front window does not seem original or has been significantly altered as there are no grids on the exterior. The back porch was likely enclosed at some point in the homes early history with like casement windows which are still very nice and should be retained in some locations and should be a good model for new ones to replicate where necessary.

The floor plan allows for amazing views and access to the landscape down to the river and will be a delightful location for the planned cafe. The basement has a fantastic exposure of bedrock and the stairs down to the lowest level are beautifully sculptural and should be preserved within the allowance of code. Exterior stone steps lead down to the woods.



Below are comparisons of the existing structure to the conceptual design:



Stone structure south of 62 N Riverview:

There are remains of an old stone structure on the east side of N. Riverview Street. This structure is approximately 50'-60' south of 62 N. Riverview (the red house).

While not visible from the street or even from 62 N Riverview, there are steps that are usable and, weather permitting, could get one down very close and potentially to the structure.

Research has suggested that this may be the remains of an early tannery. The siting of and the shape of the remains would correlate with the tanneries in the 1800's. Tanneries were built near dense tree growth (hemlocks because of their tannins) and close to water ways. While tanneries were not great for the environment and released tannins into the air, polluted water and eroded the forest slopes, they were often the beginning of villages and homes were built around them. Hardwood forests often grew in the wake of the closing and end of the life of a tannery. This is all speculation but a strong possibility of the stone remains.



Sample of 1800s Tannery structure:



Although these remains appear to be in the way of the proposed new building and are not incorporated in the plans, the applicant should consider using them or repurposing them in the new structure or in another part of the site to pay homage to the history.

CONCLUSIONS AND RECOMMENDATIONS:

This report should serve as a preliminary overview of the existing structures and support the restoration and rehabilitation of these structures.

The applicant has done an excellent job of putting together a conceptual packet that demonstrates the owners desire to preserve some of the most important fabric of historical Dublin as well as include studies of how the new structures could engage the old and the materials that will tie them together.

I would encourage the City of Dublin and the developers to use elements within the buildings in new ways, repurposing objects as a tribute to the original structures and occupants. Additionally, by exploring what lies beneath replacement siding and additions there may be other elements worth reusing.

Where restoration can occur it should and where elements of a building are beyond repair or are not deemed contributing, they should be replaced with appropriate materials for the existing structure. As outlined in this report, there are elements of buildings that could and should be used in both the old and new structures to pay homage to the rich history of Historic Dublin. Many of these are referenced in this report.

I also personally commend the working relationship and enthusiasm of the staff and the developer to preserve and pay homage to the history of this incredible site. There are many restoration specialists locally and every effort should be made to preserve these structures and maintain the village feel of the neighborhood.

Respectfully submitted,

Karen

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