

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

January 29, 2024

Rati Singh
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Rati,

Attached please find my professional review and opinion letter for the project located at 16 - 22 N High 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: 16 - 22 N High
Dublin, Ohio 43016

Applicant: Jorge Luis Briones Mejia, Papi Briones, LLC.

Owner: Joseph A Trepicone, AIA

Project Proposal: Construction of a new mixed-use, office/residential/restaurant building that will include a town home and a small business (restaurant) and the demolition of a shed and detached garage.

HISTORICAL ANALYSIS:

The properties at 16 and 22 N High were built in 1900 as residential properties and a doctor's office. Now used as commercial, they front a heavily traveled High street on a prominent site within Historic Dublin. Early American vernacular in style, these homes were remodeled in 1970 and again in 2009 and converted to retail/office space use.



16 N High



22 N High

As identified by the applicant, this site is in critical proximity to the proposed Riverview Village corridor and provides an opportunity to link High street to Blacksmith Lane.



This project was before the Architectural Review Board for an informal hearing in November, 2023. There was significant feedback in regard to the siting, massing, and materials of the project.

The Board's overall concern with the project is that the original proposed massing and overall height is too large. There was support for the siting, the use and the pedestrian connection to High street and had a robust discussion of these items.

The following issues were specifically addressed by the Board:

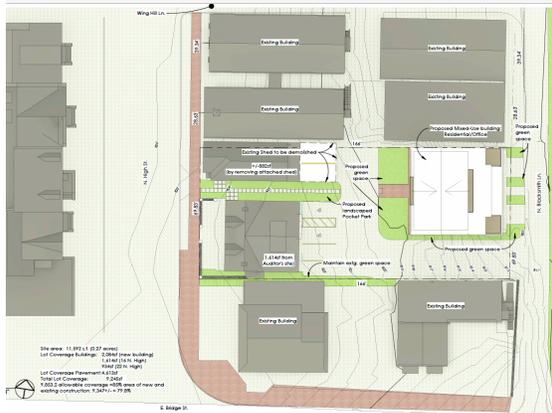
- Complexity of materials in both number and colors is too much
- Massing, particularly on the Blacksmith Lane side, is too big
- Relationship to the single family homes on Riverview needs to be addressed
- Relationship to the COhatch/Riverview development needs to be addressed
- Pedestrian vs. vehicular use of Blacksmith and how the interface of the structure will be affected
- Front of the building should be broken down in scale
- Desire to see the section through the entire site (now provided)
- Massing studies should be done to explore the use of dormers, breaking up the front facade, looking changing the ridge to a north/south orientation, etc...

In regard to the dirt floor shed and the existing non contributing garage, the Board unanimously agreed that they are not worthy of preservation and should be considered for demolition.

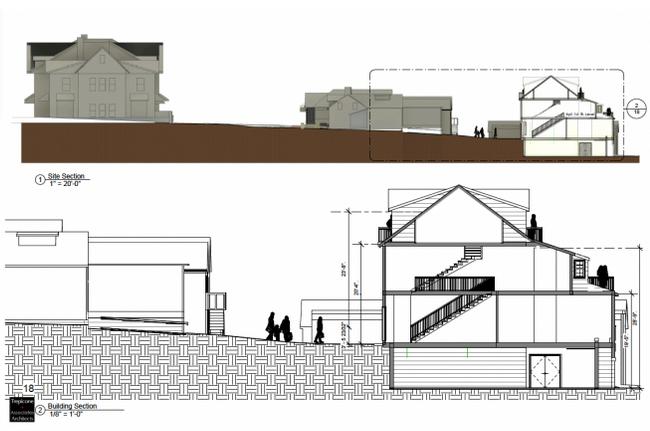
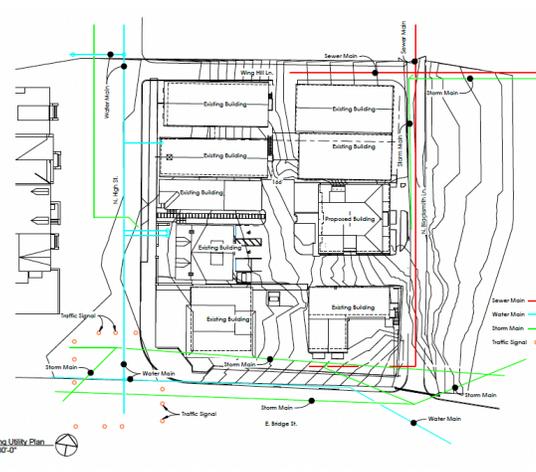
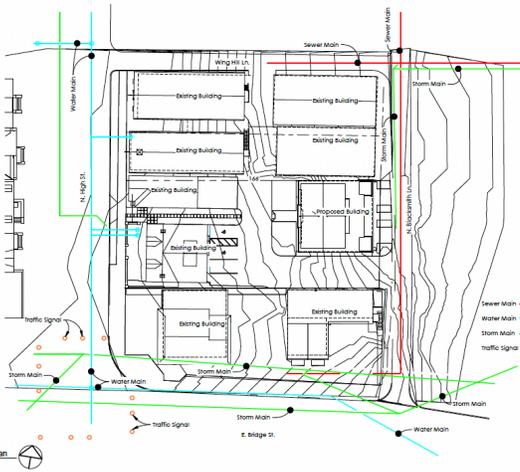
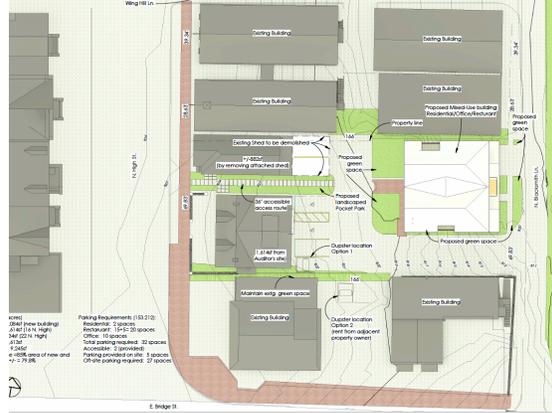
The applicant has addressed many of the issues above and has redesigned the proposed structure to address the Boards comments.

The following are the side by side comparisons of changes that were made by the applicant as a response to the Boards feedback which should be helpful to identify the changes to the original proposal:

Original Application:



Current Application:



Original Application:



14 West Elevation
3/16" = 1'-0"

Current Application:



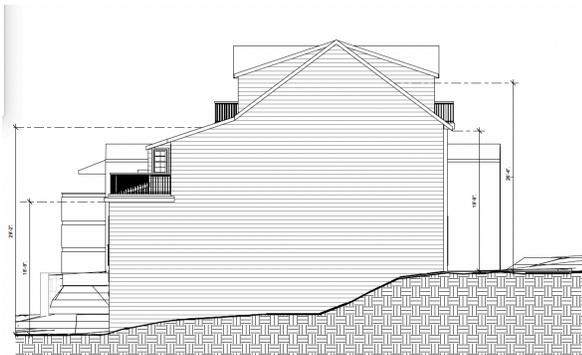
13 West Elevation
3/16" = 1'-0"



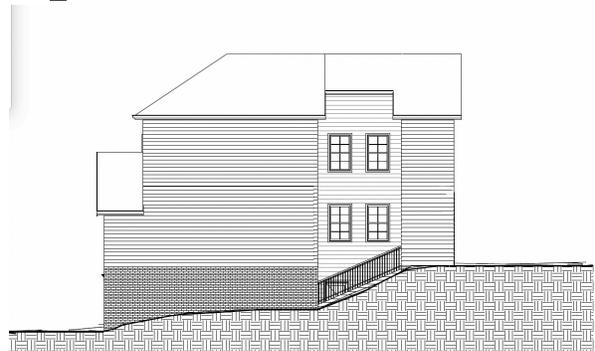
16 East Elevation
3/16" = 1'-0"



14 East Elevation
3/16" = 1'-0"



17 North Elevation
3/16" = 1'-0"



5 North Elevation
3/16" = 1'-0"



15 South Elevation
3/16" = 1'-0"



16 South Elevation
3/16" = 1'-0"

Original Application:



Current Application:



In this new proposal the applicant has addressed several issues raised by the Board.

The massing in this rendition is broken down by the use of a double gable roof and the elimination of a full third floor. This creates a more appropriate scale in relationship to the existing historic properties that exist on the property currently.

Additionally, this addresses the concern that the facade facing Blacksmith Lane was out of scale with the residential buildings across the road, facing Riverview.. The elimination of the second garage door and the full third floor on the east elevation creates a more appropriate residential feel than original proposal which was out of scale for the very narrow, alley-like, Blacksmith Lane.

As a result of the change in the scale it is more pedestrian friendly and will be a better corollary with the COhatch Riverview Village project and the connection to High Street. As Blacksmith Lane evolves into a more pedestrian corridor this more residential scale will be a better interface and transition corridor from the Scioto river to High street.

The progression through the site can be seen in the site section provided by the applicant.

A complex and large number of materials and colors were presented in the first submission and the Board requested that the materials be limited to just a few. Below are the condensed material and color choices as well as the neighboring properties to put them in context with the surrounding buildings.



16 N High



22 N High

Materials and Colors:

Shown here are suggested paint colors and materials we believe would be appropriate to the architectural character.



PPG1085-7 Fig Branches



PPG1086-5 Earthy Ocher



Limestone Walls



Wood Clapboard Siding
(shown unprimed)



Standing Seam Metal Roof



Buildings to the West



Proposed Building

These material and color choices will go well with the existing buildings on the site as well as those surrounding the site. The renderings also look as though brick may be used as well and should be confirmed by the applicant.

An additional issue is the proposed demolition of the dirt shed and non-contributing garage. The garage is concrete block built into the slope with rolling doors in disrepair and the dirt floor shed is a late addition to 22 N High. At the November 15, 2023 Informal review of this project the Board members agreed that neither of these buildings are worth saving and all members agreed that demolition was acceptable.

Dirt shed and existing garage



CONCLUSIONS AND RECOMMENDATIONS:

While the original proposed building felt too large and the height was troublesome and higher than surrounding buildings, this new submission is much better in scale and proportion. The reduction in height and mass will create a structure that is more contextually appropriate and will both address the existing residential scale and the future Riverview Village development. As COhatch develops there will be a different scale and feel to the neighborhood and this structure will act as a transition.

That said, the success of the new conceptual design will be dependent on the details, placement and use of materials. Further study of the roof forms would be useful and advised. The double gable facade may be an appropriate place to explore breaking away from symmetry, creating interest and character while unifying the building as one whole. This symmetry creates a row house apartment feel that doesn't fit the character of the neighborhood. Throughout the historic district there are slight asymmetries in structures that create charm and interest and this may be an opportunity to replicate that character.

The elimination of the 2nd garage creates a much better frontage to Blacksmith Lane and is more pedestrian. As the design develops there will be opportunities to add human scale through details such as hardscape, lighting, railings, trim details, etc...

The existing garage has been categorized as non-contributing. I am in agreement with that classification. Additionally, I do not believe the dirt floor shed is contributing and would support the demolition of both of these structures. No historic information was found in reference to either of these structures.

The direction of the conceptual development is positive. This is a difficult site with a significant grade change and many unknowns about the future development. The creation of a pedestrian corridor and pocket park is a benefit to the historic district and the development of the landscape plan will be important to future development of the pedestrian connection. This building should serve as an example of how Blacksmith Lane can serve as a transition in the developing river corridor with frontage to High Street and Blackstone Lane.

Ultimately the project's success will be in the detailing of the structure. The use of the stone can pay homage to the Dublin walls, the massing and detailing can mimic that of the historic structures already existing, and the character can be pedestrian friendly, setting a precedent for future development.

Respectfully submitted,

Karen

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