

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

February 27, 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 project located at 55 South Riverview Street in Historic Dublin. The request for reclassification of the garage from Contributing to Non-Contributing is appropriate in the context of the proposed addition, which will replace the existing garage with another garage facing Blacksmith Lane.

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

Best regards,

Karen

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HISTORICAL ANALYSIS AND DESIGN REVIEW:

Property Address: 55 S Riverview Street
Dublin, Ohio 43016

Owners: Kne Residence

Applicant: Dominic Luppino, Residential Design Solutions

HISTORICAL ANALYSIS:

The subject property at 55 Riverview Street in Historic Dublin is an example of early American Vernacular. Built in the early 1900s, the existing structure is a front facing gable with a deep front porch. Several minor additions have been done in its lifetime including front porch updates, roof and window updates, and a modest addition to the rear of the home appears to have been done in 2017.

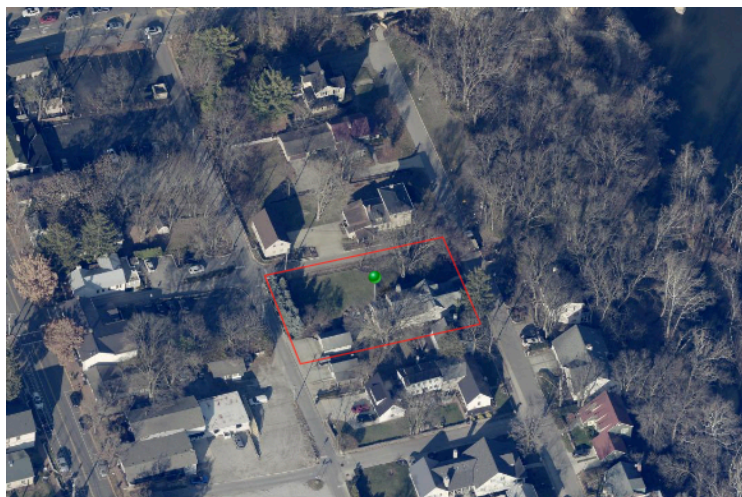
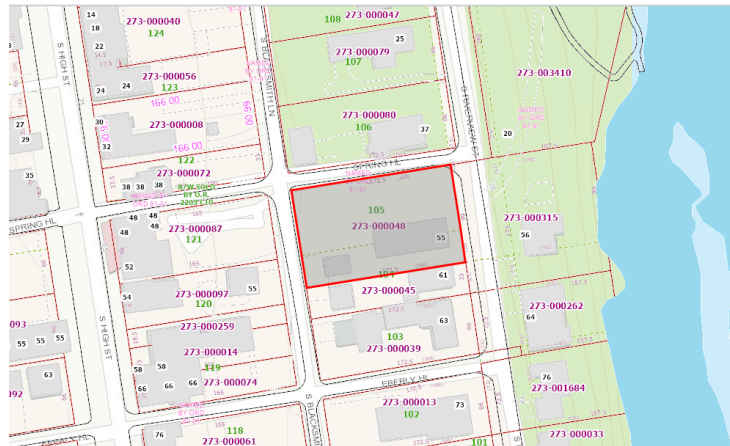
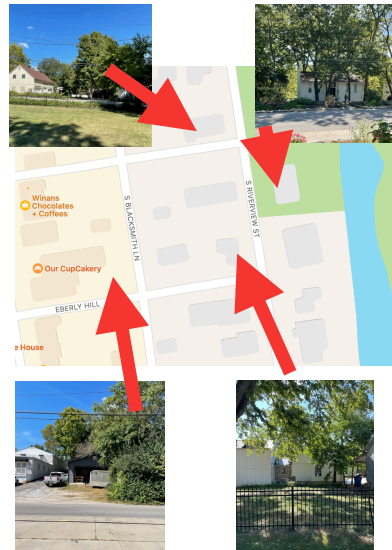
The front facade and porch are very well done in massing and proportion and are contributing to the street scape of Riverview Street. Both the front and side gables provide a strong street presence and are the dominant feature of this historical building. The structure appears to be well maintained. Another notable characteristic of this home is the stone chimney.



Contextual Analysis:



Neighboring Properties



DESIGN REVIEW:

The proposed addition to this existing structure is a significant extension of the original house with a connector, or hyphen, that will attach the primary structure to the new garage. This project was reviewed in its early conceptual stage and deemed appropriate and sensitive to both the existing structure and the neighborhood. In its development, the proposed addition and new garage has become less sensitive to its surroundings. Although the overall massing and placement has not changed significantly the material changes, and reshaping of the proposed garage rooflines create a less cohesive and elegant addition. Generally, as will be discussed in more detail, the competing forms of the addition, particularly the garage roofline, and the heaviness of the hyphen materials (stone with very little fenestration), create a heaviness that was not present in the original proposal.

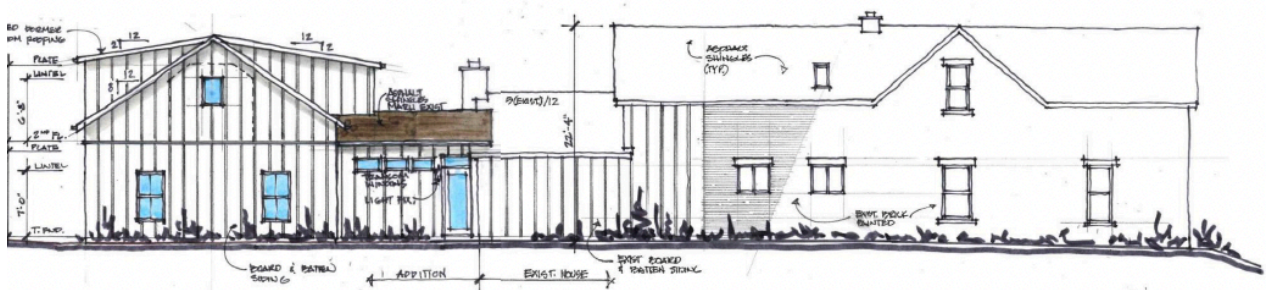
The use of the hyphen to separate new and old, the deference to the height of the original structure in the addition, and the use of dormers are in keeping with the principles of adding to historical structures. However, the construction materials are too heavy in places and overwhelm the original, existing structure, and surrounding structures both new and old. The proposed scalloped shingles, though excellent in quality and design, may be too busy given the variety of materials and textures already proposed in this project. If the shingle choice is important to the owner I would recommend simplification of the facade materials.

The renderings below illustrate the massiveness of the proposed garage addition in comparison to the original structure as well as the complicated and competing massing and roof lines on the west elevation and the addition decorative brackets on the heavy stone hyphen. The east elevation of the garage should have windows as well to add scale and detail.

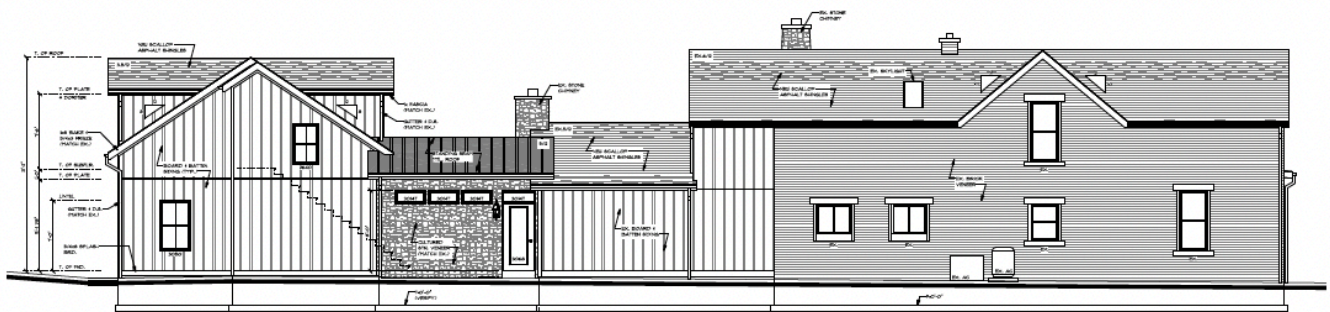


Below are the images of the existing structure, original concept design and the current proposal for comparison of design development. Areas of concern include complicated and awkward roof intersections and competing masses, heaviness of the hyphen, and lack of windows on garage facades - both east and south.

South Elevation:

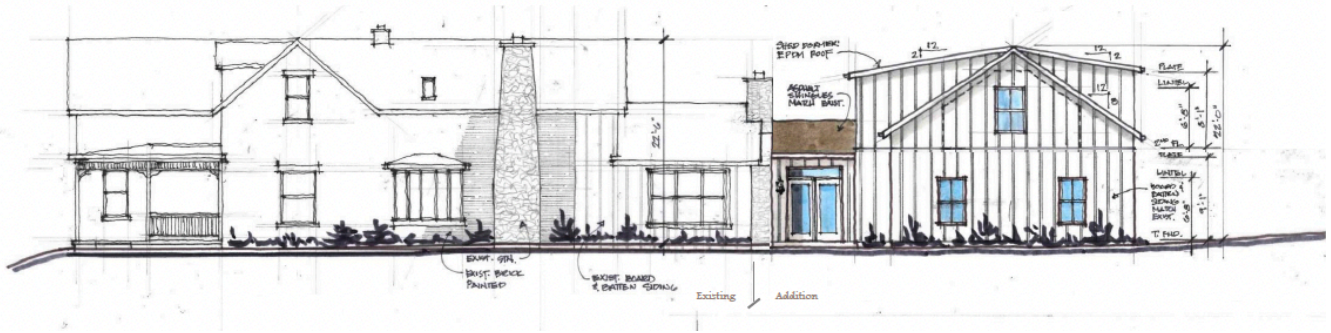


South Elevation
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

North Elevation:



Garage Analysis:

The existing garage is a detached structure with the approach from S Blacksmith Lane and was built in 2007 and replaced a shed. It is a simple wood structure on block, wood sided and small for today's lifestyles and vehicle sizes. There does not appear to be anything significant about this structure and nothing historical has been found in reference to this outbuilding. There are some nice details such as the hardware and trim detail but otherwise does not appear to have any significant historical or architectural elements.

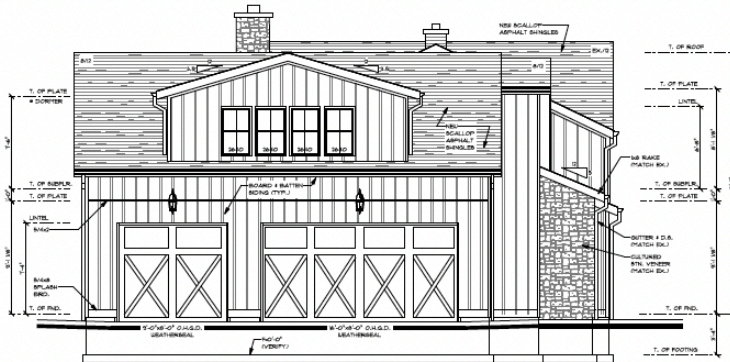
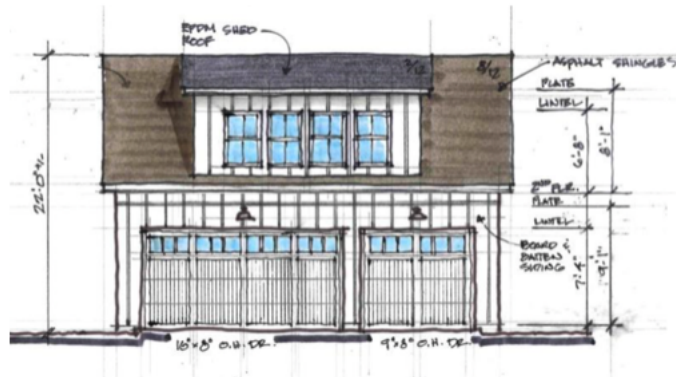
Below are views of the existing garage. There is no significant impact to the street and the structure is not very visible from the sides or front of the property, only from S Blacksmith Lane.

This structure, while currently classified as Contributing, could easily be replaced with another garage, attached or detached, and maintain all characteristics that currently categorize it as Contributing. For this reason I would consider it ~~Non-Contributing~~. I would, however, consider that this portion of the site is the appropriate location for a garage and would support this request for the designation to be changed to ~~Non-Contributing~~ providing it is done with the approval of a new garage.

Views of existing Garage:



Below is the comparison the existing garage, the original conceptual proposal and the current proposal. The first design was a more elegant and proportional solution with its shed dormer and simplified forms and is much more in keeping with the neighboring structures.



WEST ELEVATION
SCALE: 1/4"=1'-0"

CONCLUSIONS AND RECOMMENDATIONS:

This opinion letter serves as a positive recommendation for the proposed improvements and new addition with the following suggested conditions:

- The request for reclassification of the garage from Contributing to Non-Contributing is appropriate in the context of the proposed addition. The design of the new, attached garage however, should be simplified and better proportioned in keeping with the original conceptual design..

This application is generally appropriate and adheres to both the code and design Principles of Historic Dublin including:

- Preserving the pedestrian corridor and promoting friendly front yard spaces.
- Rehabilitating and preserving existing contributing structures and maintaining the historic character.
- Creating and designing redevelopment in appropriate scale and in character with the surrounding properties.
- Using material and construction details that compliment and are compatible with the existing structure(s).
- Maintaining the street edge and rear access.

The following are recommendations for approval:

- Revise the roof lines and massing of the garage and hyphen to lessen the competing forms and revisit the conceptual design to create a more simplified and elegant solution.
- Study the materiality of the hyphen to lighten the connection to the attached garage. The use of stone and transom windows is heavy and not in keeping with the character and with the concept of a hyphen to connect structures.

Respectfully submitted,

Karen

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