

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

October 16, 2023

Madison Richard  
City of Dublin  
5200 Emerald Parkway  
Dublin, Ohio 43017

Dear Madison,

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*

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

## 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. All of the changes to date are appropriate and in scale with original structure. 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.



The existing garage is a detached structure with the approach from S Blacksmith Lane. 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.

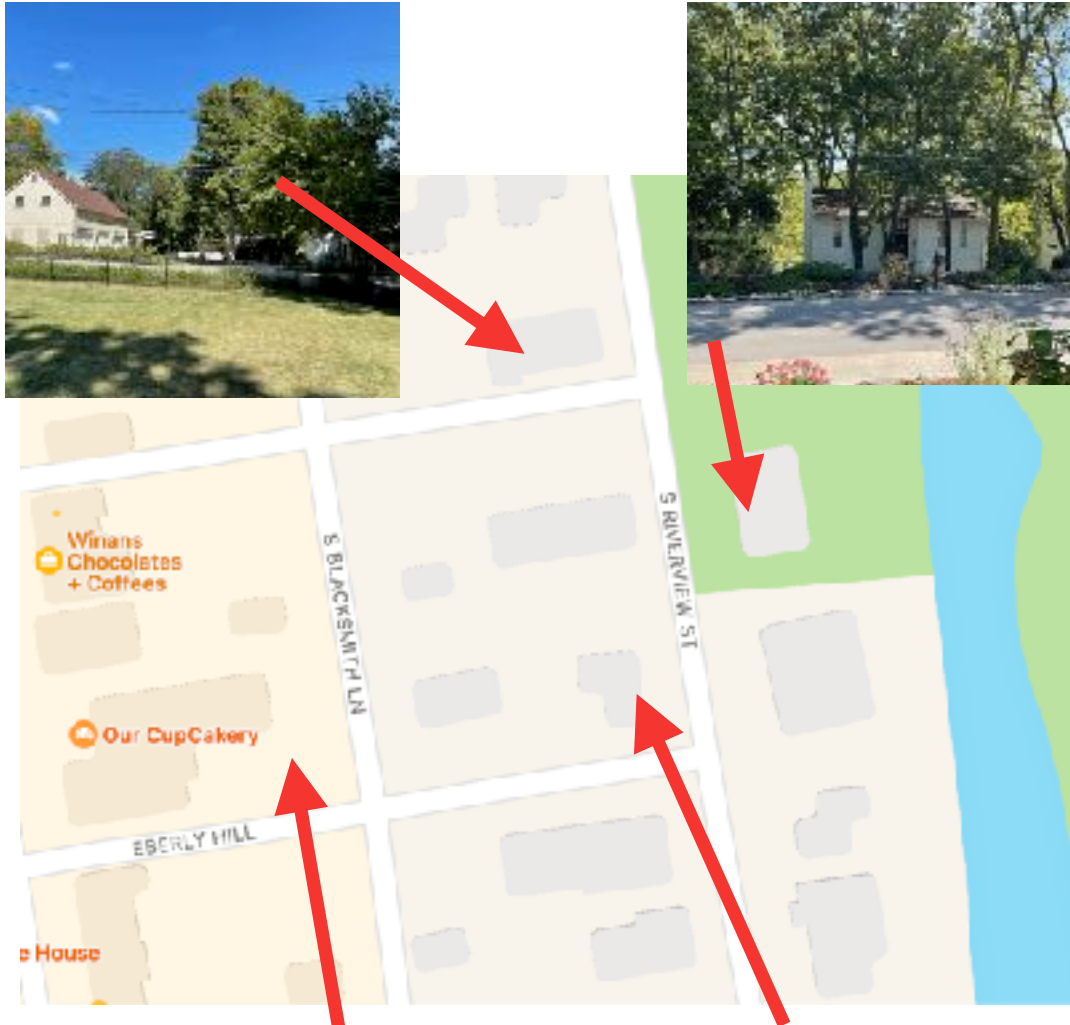
Views of existing Garage:



Neighboring Properties:

North across Spring

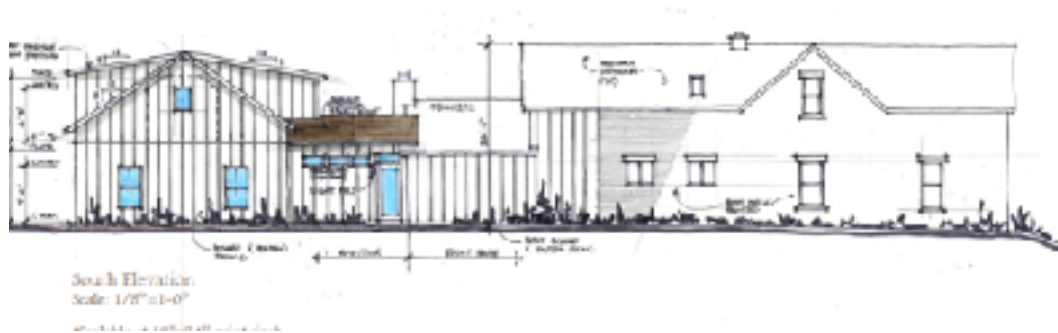
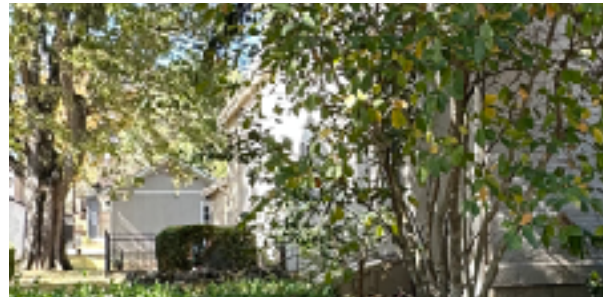
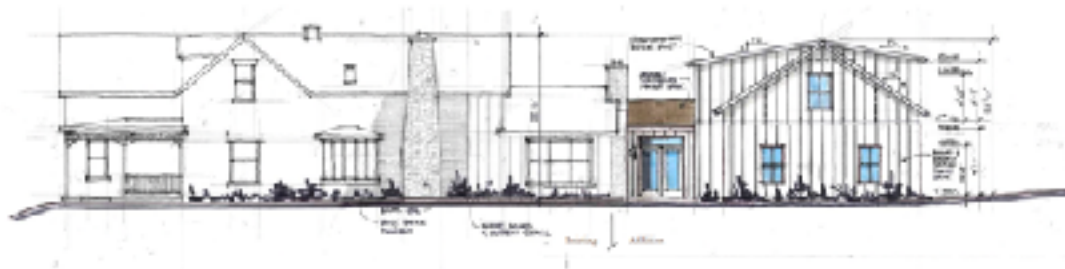
Across Riverview to the east



West across Blacksmith

South of subject property

DESIGN REVIEW:



The proposed addition to the subject property at 55 S Riverview adheres to the Historic District Code and will be both an improvement to the original structure and will create a new addition that is respectful of the individual site, neighboring properties and the greater context of the Historic South District.

This application is appropriate and is in keeping with the Historic Design Guidelines and the Historic District Code.

The construction materials are appropriate and in keeping with the existing structure, and surrounding structures both new and old. 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.

#### **CONCLUSIONS AND RECOMMENDATIONS:**

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.

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

- Consideration of the reclassification of the garage from Contributing to Non-Contributing should be done with reference to the proposed new garage facade.

This application is 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.

Respectfully submitted,

*Karen*

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Design Consultant