



February 9, 2024

Project Narrative

For:
55 S. Riverview St.
Dublin, Ohio

Project Owner:
Michael and Angela Kne

Residence is located in the Historic South section within the Dublin Historic Residential District and is a 1-1/2 story Gable Ell type, and consistent with No Academic Style. The original house structure was built approx. 1900 according to Franklin County Auditor web site. It is of painted brick exterior with stone chimney. Multiple addition/exterior remodels has accrued since then, including:

- 1991 Covered Front Porch Addition – A new roof covering the existing front porch including perimeter beam and soffit with wrap around enclosure, finished ceiling, spindle style posts and new stamped concrete floor over existing block foundation. Additional millwork along with the spindle style posts suggests the Victorian style but is not carried further than this front porch.
- 2008 Rear Family Room Addition – A 1-1/2 story 420 sq. ft. addition. The majority of additional living space was added to the first floor in the form of a Family room with vaulted ceiling. A small portion of floor space added to the second floor directly at the rear of the existing house consisting of storage (closet) space. Exterior finish is predominately painted board and batten siding and a stone chimney.

Another structure on site is the single car detached garage at the southwest corner of the lot off of S. Blacksmith Ln. It is wood framed with vertical wood siding. We could not find any record of it's construction, however, we do not believe it was built at the same time as the original house: Foundation is cinder block while the original house has a stone foundation, and from our review of the structural framing it appears to have been built between the 1950's and 1960's.

Arial Vicinity Map:



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Historic District Map:



HISTORICAL MAP OF DUBLIN



HISTORICAL DISTRICT MAP OF DUBLIN

Proposed Project:

Current owners purchased this house in 2018. Their family has expanded and they are in love with this home and neighborhood. They wish to update the home by adding a multi car garage and add a connecting “hyphen” structure which will include a necessary Mud Room so their children have a more suitable entry into the home from the back yard, and direct access to the home from the garage. Currently there is a direct entry into their family room from the back yard patio with no space for dirty shoes and wet coats. Since their current home has a very tiny cellar and the 2008 Family Room addition included no basement, they wish for additional storage and living space by utilizing the roof volume of the proposed new garage. This will become a vital space for their growing family.

The proposed design requires demolition of the existing detached garage. The structure is currently classified as a “Contributing”. We ask for this to be changed to “Non-Contributing” considering its time of construction to allow for its demolition.

The proposed project relates to the Dublin Community Plan by reflecting a footprint scale conforming to Design Guidelines and relating to adjacent structures. The majority of the addition is behind the existing house, with a 12 foot projection to the North beyond the house North limits. This projection was recommended by the ARB during the Informal Meeting of November 15, 2023 to take advantage of the additional lot space and reduce the “tunnel effect” of the original design that remained entirely behind the original house and close to the South property line. The Mud Room “hyphen” provides the required break or reveal between the original house and the addition. The overall height of the addition is below the existing house roof ridge making it subordinate to the existing structure and compatible with surrounding structures, as well as its relationship to all streets, especially S.

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Blacksmith Ln. The natural grade of the site allows for the garage floor to be below the street level.

- Per the Dublin Community Plan, this project preserves and maintains the existing historic home, and maintains its place within the context of the Historic District
- Per the Historic Dublin Guidelines and Historic Dublin Code, this is a sensitive addition to the existing house that fits within the zoning requirements for Development Coverage, Setbacks and Building height and maintains the scale of adjacent and nearby structures within the Historic District, as per the purpose and the intent of the Historic District.

All exterior finish materials shall match the existing rear portion of the house including board and batten siding and asphalt dimensional shingles. The intent of this addition was to maintain the original Vernacular look common in this district. However, we were mindful of avoiding duplication of the original house form by selecting a lighter finish color of the siding, and raising the plate height of the “hyphen” Mudroom where it joins with the original house.

Requested Waiver from the Historic District Code and provide an explanation of need (See attached Waiver Request document):

- As discussed at the Informal Review, we are requesting a waiver to existing detached garage structure from its “Contributing” status to “Non-Contributing” to allow for its demolition making room for the new addition. There are no known records of the installation of this structure. Material surveys suggests this structure was definitely built after the existing house structure, but before the front porch rework in 1991 and the rear house addition built in 2008, but probably built sometime during the period between 1945 to 1960. The professional Review conducted by Karen Bokor recommended this request was appropriate. This waiver is appropriate and adheres to both the code and design Principles of Historic Dublin including:
 1. Preserving the pedestrian corridor and promoting friendly front yard spaces.
 2. Rehabilitating and preserving existing contributing structures and maintaining the historic character.
 3. Creating and designing redevelopment in appropriate scale and in character with the surrounding properties.
 4. Using material and construction details that compliment and are compatible with the existing structure.
 5. Maintaining the street edge and rear access.

I join the owners in submitting this project for Informal Consideration. We feel it will be a complementary addition, consistent with adjacent property additions in the Dublin Historic District. We look forward to working with the members of the ARB.

Dominic Luppino, CPBD



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