



February 9, 2024

Waiver Request

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:

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.

Requested Waiver from the Historic District Code and provide an explanation of need:

- As discussed at the Informal Review, we are requesting a waiver to existing single car detached garage structure from its "Contributing" status to "Non-Contributing" to allow for its demolition making room for a 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 1950 to 1965. The professional review conducted by Karen Bokor recommended this request was appropriate (review letter attached). 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.

This waiver meets at least two (2) of the criteria found in code section 153.176(J)(5)(b):

1. The existing garage contains no features or architectural, historic, or archeological significance to the character of the area in which it is located as evidenced by its structural materials:
 - a) Foundation material is concrete block – a material not started to be used until after 1946.



- b) Roof rafters were constructed of nominal 2x4 SPF, a lumber also not used in common construction until after 1946. Also, at an very recent date the roof sheathing was replaced with very new OSB sheathing.



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2. The location of the existing garage impedes on the ordinary development of the District, as the homeowner wishes to have a multi-car garage to store vehicles. The current garage can store only one vehicle while other vehicles must be parked outside just off the alley. Also, the existing structure substantially interferes with the purposes of the District, and the proposed new construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

Dominic Luppino, CPBD



Residential Designed Solutions

