

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

April 12, 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 renovation and addition to the structure located at 40 East Bridge Street in Historic Dublin. This property is listed as 40 N Blacksmith Lane on the Franklin County Auditor's website.

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

Best regards,

Karen

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Design Consultant

HISTORICAL ANALYSIS AND DESIGN REVIEW:

Property Address: 40 East Bridge Street (40 N Blacksmith Lane on the Auditor's website.)
Dublin, Ohio 43017

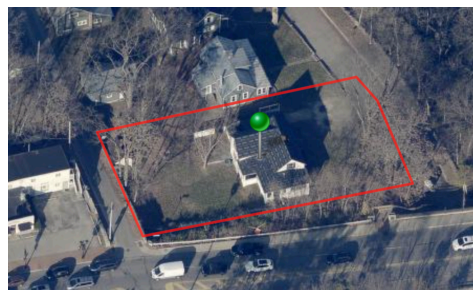
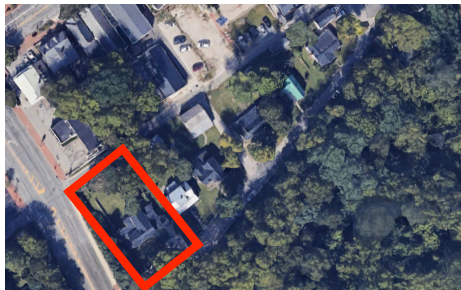
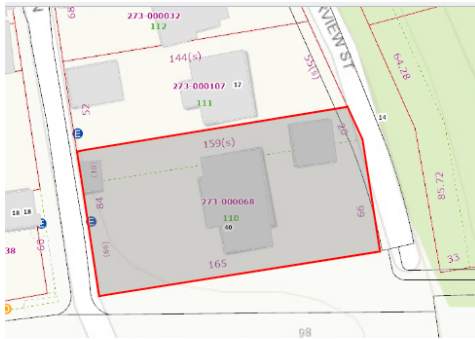
Owner: D. Knapp

Applicant: Kelly and Leah Burke

Request: Remodel and addition to the existing structure.

HISTORICAL ANALYSIS:

The following is an analysis of the existing structure for this property and the appropriateness of the proposed conceptual renovation and addition.



Contextual site information:

This project is in proximity to the anticipated COhatch Riverview Village project. It is one in a row of several homes along Riverview that are being renovated and restored. The scale of these homes will be maintained in an effort to retain the Village along the river character of the corridor.

Primary Structure description:

The primary structure at 40 E Bridge Street in Historic Dublin, built in 1921, is an example of an early American Vernacular architecture. The existing structure is an L shaped double gable with a wrap around porch. The structure appears to have been vacant for some time and has much deferred maintenance on the exterior. For this assessment the interior was only seen through windows and its condition undetermined.

Views from Riverview

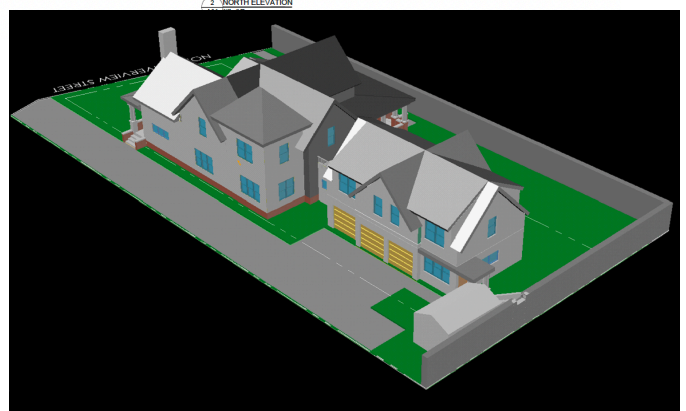
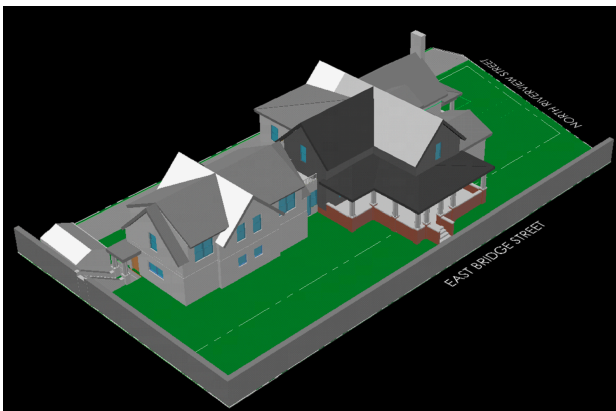
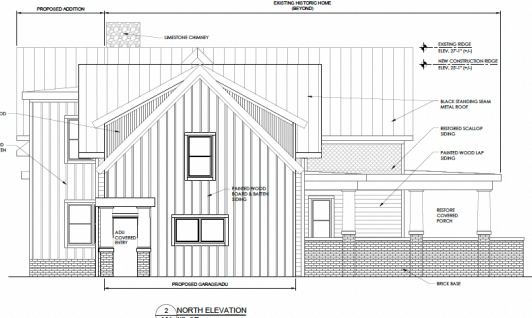
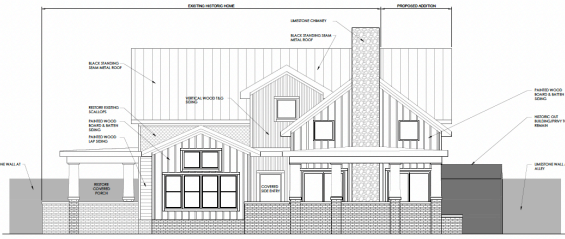
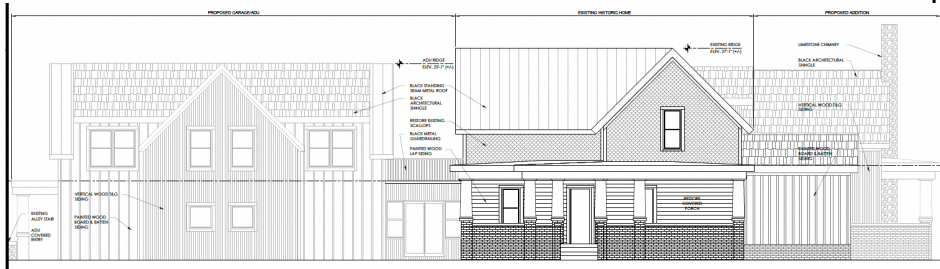
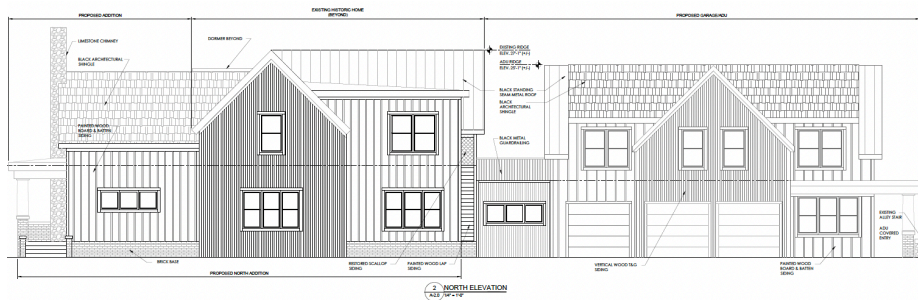


Improvements to the home include a carport built the same year as the home and a pergola in constructed in 2000. These structures have been removed.



The current house has an ambiguity in regard to what is the front of the home and what is the back. The new design takes a position on this and clearly makes the front the face toward the river in alignment with the other homes on Riverview.

This conceptual design proposal shows both an addition on the Riverview facade and a rear addition and attached garage/carriage house facing Blacksmith Lane. This proposal significantly increases the mass of the home. Due to this location of this particular site an attached addition seems appropriate and will bracket the string of original homes along Riverview. However, the addition on the back should be much more deferential and smaller than the front.



CONCLUSIONS AND RECOMMENDATIONS:

The proposed conceptual project is reasonable and appropriate for the site and is in keeping with the proposals for the other homes facing the river to remain residential and stylistically in keeping with the original structure. However, though the provided narrative indicates that all efforts will be made to do so, the proposed finishes in the updated proposal are not in keeping with the clean uniformity of materials in the original structure. There are so many different materials, shapes and orientation of materials along the facades of this structure that it greatly diminishes the perception of one single family home. For example to have so many types of shingle (vertical, scalloped, wide, horizontal, etc...) will appear chaotic rather than cohesive.

The detailed elevations that have been submitted do not show the additions as secondary and deferential to the original structure. The front addition could be successful even though it hides the original front because it ties in to the existing wrap around porch and uses the same elements, such as the columns, creating a nice dialogue with the original porch. However, the rear addition is too big and competes directly with the primary structure where it should compliment the original and be smaller.

Although the increased lot coverage for this home is within the allowable range, the overall structure will be significantly larger than the existing home and the addition in the conceptual modeling looks too large. Due to the unique siting of this home next to Bridge Street this lot may be the one lot in the row where an attached, elongated addition is appropriate and will bracket the end of the row of residential structures. However, the carriage house/garage addition should be more subordinate to the primary structure. This could be done by lowering the ridge height, decreasing the footprint, reducing the number of garages, or any other design solution that would make the back more subordinate to the front. The final detailing will be essential to its success. The addition to the front is interesting and creative and, again, will be dependent on the details as the design develops. Minimizing the use of different materials and shingle profiles will help to make a cohesive and elegant single family home. The roof lines appear to be complicated and will need to be flushed out in the design development.

As the project develops and design development occurs the details and character of this home and its place in the streetscape could be an improvement to the Riverview corridor as it has a unique opportunity to give a "frontage" to all 3 bordering streets. This project could be an elegant end cap to the Riverview corridor while maintaining the charm of the simple single family homes original to the street.

Respectfully submitted,

Karen

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