



**CITY OF DUBLIN,**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.187)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Roof, Door or Window Replacements or Additions
<input type="checkbox"/> Building Addition	<input type="checkbox"/> Gutter and Downspout Replacements or Additions
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> External Mechanical Equipment (AC units, vents, HVAC, etc.)
<input type="checkbox"/> Signage and Lighting	<input type="checkbox"/> Parking, Paving and other Hard Surfaces
<input type="checkbox"/> Re-painting	<input type="checkbox"/> Other (Please Specify) _____
<input type="checkbox"/> Landscaping (Non-Residential)	
<input type="checkbox"/> Re-siding	

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 143 S. High Street	
Tax ID/Parcel Number(s):  273-000015-00	Parcel Size(s) (Acres):  0.252
Existing Land Use/Development: Single Family Residence	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:  Single Family Residence
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## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Noriko Iemoto Stevens	
Mailing Address: (Street, City, State, Zip Code) 3038 Kilcullen Drive, Columbus, Ohio 43221	
Daytime Telephone: 614-357-0663	Fax:
Email or Alternate Contact Information: noriko_i429@hotmail.com and 2rob.stevens@gmail.com	

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Heidi Machul Bolyard	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Bolyard Architecture & Design Studio, LLC	
Mailing Address: (Street, City, State, Zip Code) 75 S. High Street, Suite 4, Dublin, Ohio 43017	
Daytime Telephone: 614-774-2490	Fax: 614-633-1053
Email or Alternate Contact Information: heidi@bolyardstudio.com	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Heidi Machul Bolyard	
Organization (Owner, Developer, Contractor, etc.): Bolyard Architecture & Design Studio, LLC	
Mailing Address: (Street, City, State, Zip Code) 75 S. High Street, Suite 4, Dublin, Ohio 43017	
Daytime Telephone: 614-774-2490	Fax: 614-633-1053
Email or Alternate Contact Information: heidi@bolyardstudio.com	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

<p>I, <u>Noriko Iemoto Stevens</u>, the owner, hereby authorize <u>Heidi Machul Bolyard</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.</p>	
Signature of Current Property Owner:	Date: 04/07/2014

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

State of \_\_\_\_\_

Stamp or Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

<p>I, <u>Noriko Iemoto Stevens</u>, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative:	Date: 04/07/2014

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Noriko Iemoto Stevens</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative:	Date: 04/07/2014

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Noriko Iemoto Stevens</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative:	Date: 04/07/2014

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

Stamp or Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION**

FOR OFFICE USE ONLY			
Amount Received:	Application No:	ARB Date(s):	ARB Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

# OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE  
567 East Hudson St.  
Columbus, OH 43211-1030  
614/297-2470-fax 614-297-2496



OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA-8806-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 8806-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 1		Picture No.(s) 28						
6.Specific Address or Location 143 S HIGH				16. Thematic Association(s)		28. No. of Stories 1		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880-1900		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material NOT VISIBLE		
8. Site Plan with North Arrow  				18a. Style of Addition or Elements(s)		31. Wall Construction MASONRY (?)		
				19. Architect or Engineer		32. Roof Type & Material GABLE/ S S METAL		
				19a. Design Sources		33. No. of Bays Front 3 Side 4		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319840 4440380 Zone Easting Northing				22. Original Use, if apparent RESIDENCE		34. Exterior Wall Material(s) STUCCO		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				23. Present Use RESIDENCE		35. Plan Shape RECT		
11. On National Register? No		12. N.R. Potential?		24. Ownership <input type="checkbox"/> Public <input type="checkbox"/> Private		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		25. Owner's Name & Address, if known		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				26. Property Acreage		38. Building Dimensions		
				27. Other Surveys in Which Included		39. Endangered? No By What?		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) This single story residence appears to be an older building with an entrance with sidelights; an early 20th century porch design and some historic windows. The stucco exterior, and one story wing on the south side are later additions.						40. Chimney Placement NONE		
43. History and Significance (Continue on reverse if necessary) This is one of the background buildings that retains the scale and character of the historic district of Dublin.						41. Distance from and Frontage on Road		
44. Description of Environment and Outbuildings (See #52) Located near the street with a small landscaped front yard and a brick sidewalk across the front. A detached garage with stucco exterior is at the rear.						 PHOTO		
45. Sources of Information observation								
				46. Prepared by NANCY RECCHIE		143 S. HIGH ST.		
				47. Organization BDR&C				
				48. Date Recorded in Field 3/03				
				49. Revised by		50. Date Revised		
				50b. Reviewed by				

PID: 273-000015  
STEVENS NORIKO IEMOTO  
143 S HIGH ST, DUBLIN OH 43017



Image Date: 04/07/2014 08:54:06



Image Date: Apr 22 2011 9:34AM

**Owner Name** STEVENS NORIKO IEMOTO  
**Site Address** 143 S HIGH ST  
**Mail Address** FIRST MERIT MORTGAGE CORP  
4455 HILLS & DALES RD NW  
CANTON, OH 44708  
**Tax District** CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.  
**Description** HIGH ST  
WRIGHTS SUB  
LOT 6

**Transfer Date** 05/03/2013  
**Sale Amount** \$155,000  
**Year Built** OLD  
**Auditor's Map** N090 068.00  
**Neighborhood** 00104  
**School Name** DUBLIN CSD  
**Annual Taxes** \$2,493.70

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$33,500	\$0	\$0
Building	\$54,000	\$0	\$0
<b>Total</b>	<b>\$87,500</b>	<b>\$0</b>	<b>\$0</b>

**Accessed Acreage** 0.252  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

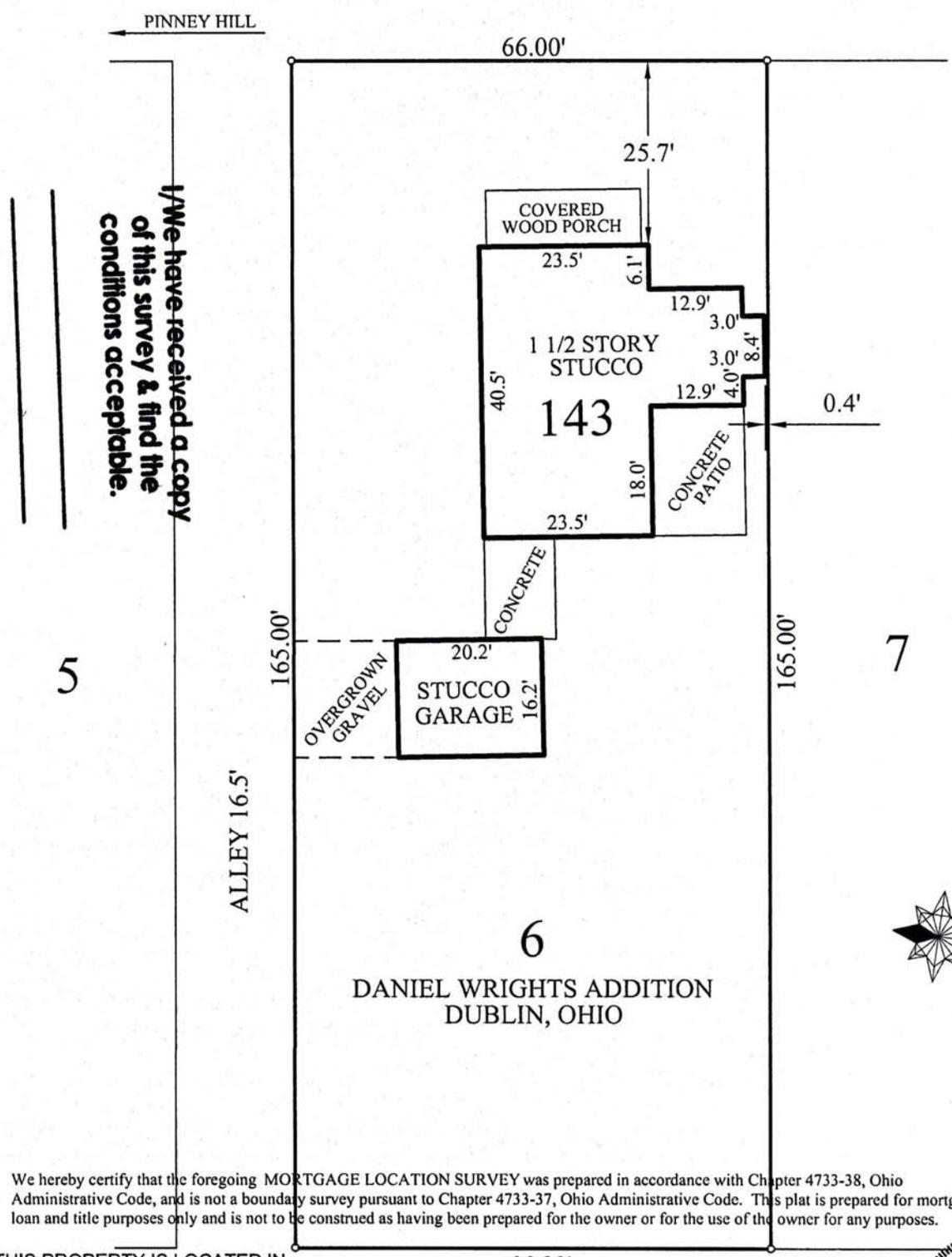
**Rooms** 4      **Baths** 1  
**Bedrooms** 1      **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 1,299      **Fireplaces** 0  
**Air Cond.** NONE      **Stories** 1.0

**Disclaimer**

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

# S. HIGH STREET 66'



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purposes.

THIS PROPERTY IS LOCATED IN \_\_\_\_\_ 66.00' ALLEY 16.5'

FLOOD ZONE X

COMMUNITY PANEL 39049C

PAGE 0151-K DATE 6-17-08

By *Steven J. Hoy*





## Project Description – 143 S. High Street

Rob and Noriko Stevens  
143 S. High Street  
Dublin, Ohio 43017

This project consists of demolition of the existing single family residence to allow for the construction of a new 2,010 square foot, two-story single family residence. The client did attempt to complete a renovation of the existing home, but they existing structure is severely dilapidated due to age, and improper care and maintenance over the last several years.



## Description of Conformance – 143 S. High Street

Rob and Noriko Stevens  
143 S. High Street  
Dublin, Ohio 43017

### 1. Architectural/Historical Significance

*“The structure contains no features of architectural and historical significance to the character of the area in which is it located.”*

As noted in the Ohio Historical Inventory, this building was constructed between 1880-1900. It is not on the National Register, however it does retain the scale and character of the historic district of Dublin.

Due to the modifications that have been done to this home including the detached garage, this home is no longer consistent with the existing style and provides very little historical features. The current home is a stucco box with a metal roof, and front porch, with minimal detail and trim. At some point, there was a signification renovation of this home, there is a large chimney in the interior that no longer extends to the exterior. There are also additions to the North and West sides of the home. This home has been a rental property for several years and proper up keep has not been maintained. There are multiple signs of aging on the exterior of this home that have existing for over a decade. The deterioration is further evident on the interior and in the crawl space.

### 2. Reasonable Economic Use

*“There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.”*

The previous owners had used this home as a rental property for several year and they had tried to sell the home on several occasions over that period of time. Prior to the new homeowners taking possession, the home had several wild animals living within the second floor structure and crawl space along with the main living spaces.

While the existing structure of this home could be potentially be repaired, it would not be economically feasible. The existing stone foundation is cracking and would need to be completely replaced, along with the majority of the framing that has rotted due do improper drainage or has been damaged by insects. It is also believed that the existing walls of the home could not withstand being lifted to allow for replacement of the foundation and floor structure.

The existing stair in the home does not meet current code standards and is unsafe. Replacing the stair would require a larger opening in the second floor structure to allow for proper head height and any alterations of the existing floor structure would require subsequent structural alterations.

There is also significant mold in the attic to both the rafters and roof sheathing.

The intent of the new owner is to have a 3-bedroom, 2-bath home for their family which is currently not possible with size of the existing structure. Nor does the existing structure provide a healthy place for people to reside without significant remediation.

3. Deterioration

*"Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful."*

The current owners looked at completing a renovation of the existing structure but upon preliminary demolition to assess the integrity of the existing home multiple issues were revealed. This is further addressed in the letter provided from Fraker Engineering.

4. Orderly Development/Purpose of the District.

*"The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District."*

While the existing residence does retain the scale of the historic district, it lacks the detail and character of the majority of the historic structures within the district. And the dilapidation of the existing structure further diminishes its historical value to the district.

The new single family structure that is being proposed takes design elements from the existing home, including a front gable roof, front door with sidelites, and front porch that extends the front façade. Taking design elements from historic homes around the district, the home is proposed to have a metal roof on the porches, horizontal lap siding, and double hung windows.

Cracked support post



Structurally unsound existing structure



Structurally unsound piers in crawl space



Mold and rot on framing and floor in the crawl space

Insect damage of structural members in crawl space



Mold on sheathing and framing in the attic



Rotting window sills



143 S. High Street  
Dublin, Ohio 43017

Exterior deterioration



Exterior deterioration