

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



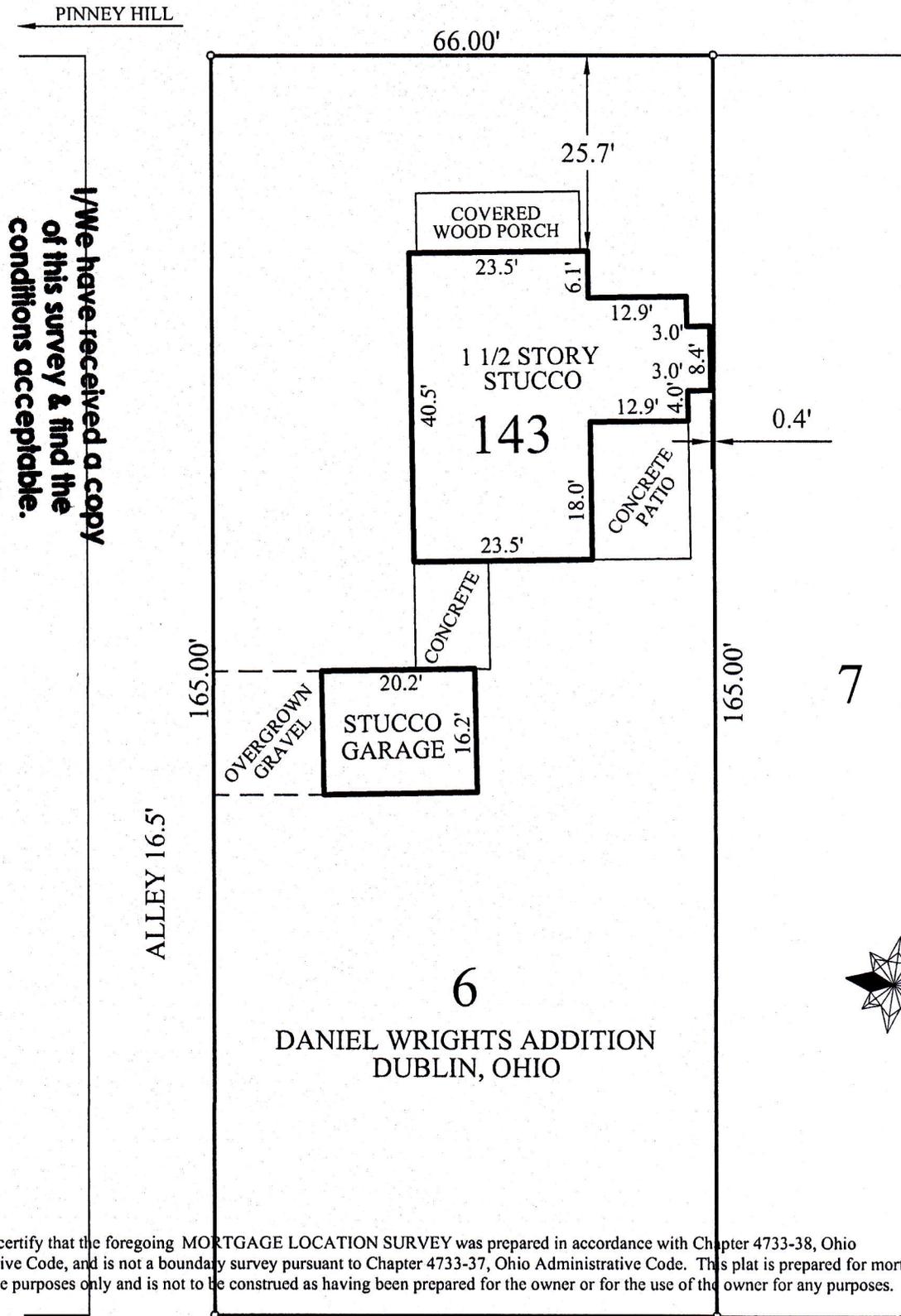
OHIO
HISTORICAL
SOCIETY

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 JOHN WRIGHT LN ↑ HIGH RIVERVIEW SCIBTO RIDGE				18a. Style of Addition or Elements(s)		31. Wall Construction MASONRY (?)		
				19. Architect or Engineer		32. Roof Type & Material GABLE/ S S METAL		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319840 4440380 Zone Easting Northing				19a. Design Sources		33. No. of Bays Front 3 Side 4		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		34. Exterior Wall Material(s) STUCCO		
11. On National Register? No				21. Building Type or Plan		35. Plan Shape RECT		
12. N.R. Potential?				22. Original Use, if apparent RESIDENCE		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				23. Present Use RESIDENCE		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		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input type="checkbox"/> Private		38. Building Dimensions		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				25. Owner's Name & Address, if known		39. Endangered? No By What?		
16. Property Acreage				26. Other Surveys in Which Included		40. Chimney Placement NONE		
17. 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.				27. Other Surveys in Which Included		41. Distance from and Frontage on Road		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)				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.		PHOTO 		
43. History and Significance (Continue on reverse if necessary)				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.				
44. Description of Environment and Outbuildings (See #52)				45. Sources of Information observation		46. Prepared by NANCY RECCHIE		
						47. Organization BDR&C		
						48. Date Recorded in Field 3/03		
						49. Revised by		
						50. Date Revised		
						50b. Reviewed by		

143 S. HIGH ST.

S. HIGH STREET 66'



I/We have received a copy of this survey & find the conditions acceptable.

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.

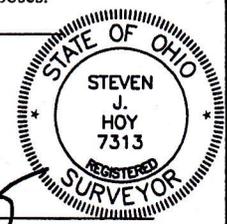
THIS PROPERTY IS LOCATED IN _____ 66.00' ALLEY 16.5'

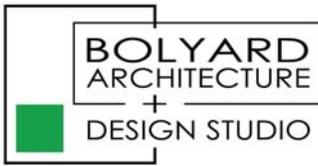
FLOOD ZONE _____ X _____

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.

March 28, 2014

Ms. Heidi Bolyard
Bolyard Architecture + Design Studio
75 S High Street, Suite 4
Dublin, OH 43017

Reference: 143 S. High St.

Dear Heidi,

At your request, I visited the property at 143 South High Street in Dublin on a couple occasions to review framing and structural issues with the property. I was initially asked to provide direction for correcting some framing issues with regard to renovation, but further evaluation of the property revealed other issues as well. From a structural standpoint, there are numerous issues with the property that may hinder plans for renovation.

There appear to have been several additions, modifications and alterations to the house over the years, some of questionable structural capacity and integrity. The original construction also appears to be of questionable capacity due inadequate member sizes and large spacing of framing. The framing is also suspect due to rotting and insect damage. There also appear to be some issues with the foundation as evidenced by cracking and movement. This may be due to the age of the structure, poor maintenance of drainage over the years, or inadequate foundations. The general nature of the existing framing is of low quality and substandard compared to today's code requirements. There also appear to be other more cosmetic issues such as rotted trim, windows, soffits and overhangs. Removal of materials for repair of these type of issues may reveal other damaged structural members that would require additional repairs.

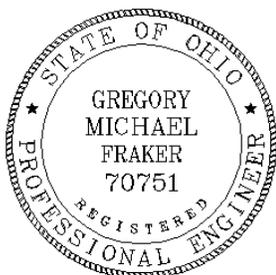
While it may be possible to replace or reinforce problem areas with the framing, the house would still be founded on old, potentially unstable foundations unless the foundations were also replaced or reinforced. A complete renovation of the property to conform to current code standards would most likely require substantial replacement and addition of framing and foundations. While technically possible, repairs to the property required for further renovation and modifications to put it back in condition suitable for occupancy, may not be economically feasible or justifiable for a residence of this age and condition. If you have any questions or need any further information, please do not hesitate to contact me.

Yours truly,

FRAKER ENGINEERING, LLC
Structural Engineering



Gregory M. Fraker, PE



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



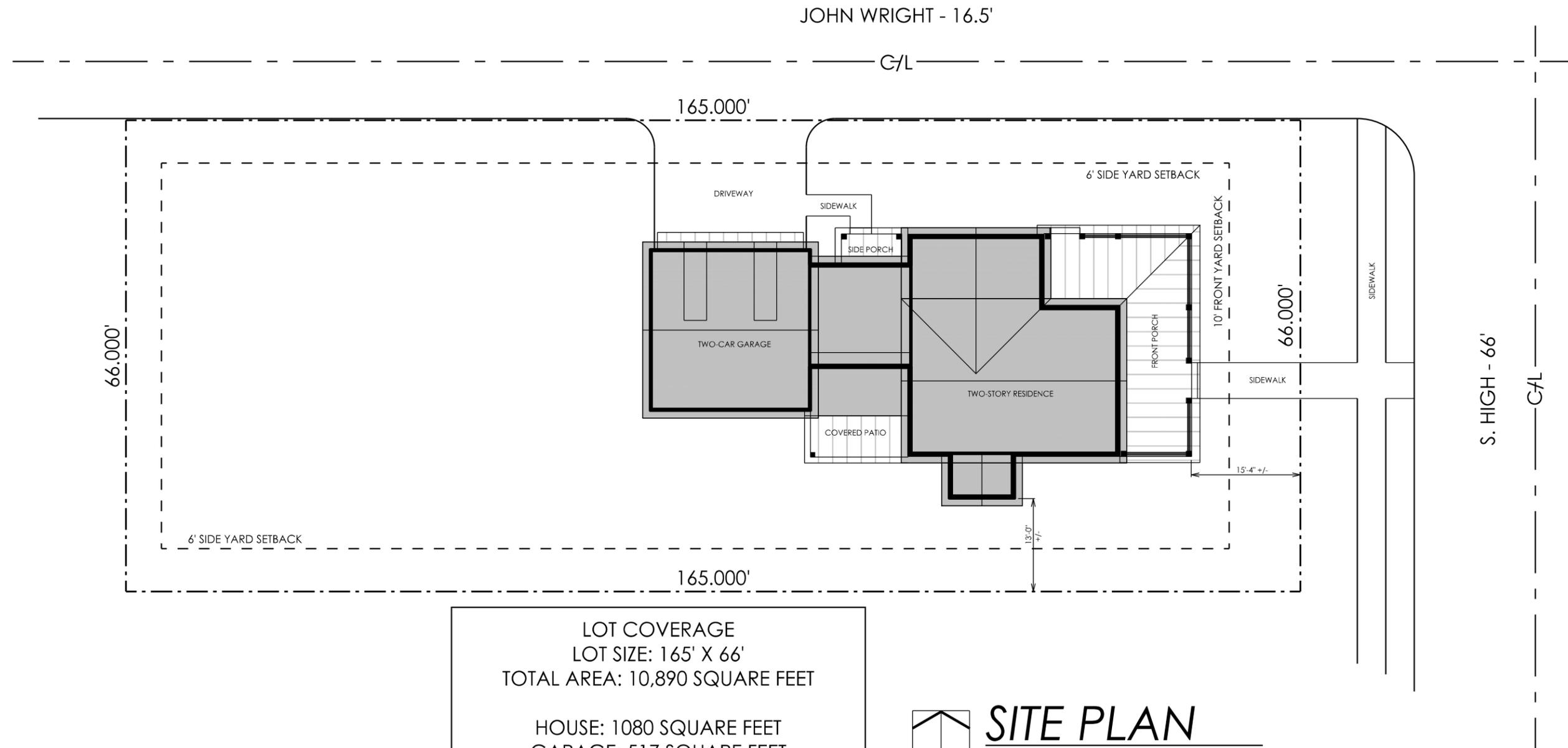
143 S. High Street
Dublin, Ohio 43017

Exterior deterioration



Exterior deterioration

040714	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS



LOT COVERAGE
 LOT SIZE: 165' X 66'
 TOTAL AREA: 10,890 SQUARE FEET

HOUSE: 1080 SQUARE FEET
 GARAGE: 517 SQUARE FEET
 PORCHES AND PATIOS: 628 SQUARE FEET
 DRIVEWAY: 391 SQUARE FEET
 SIDEWALKS: 456 SQUARE FEET

TOTAL LOT COVERAGE: 28%



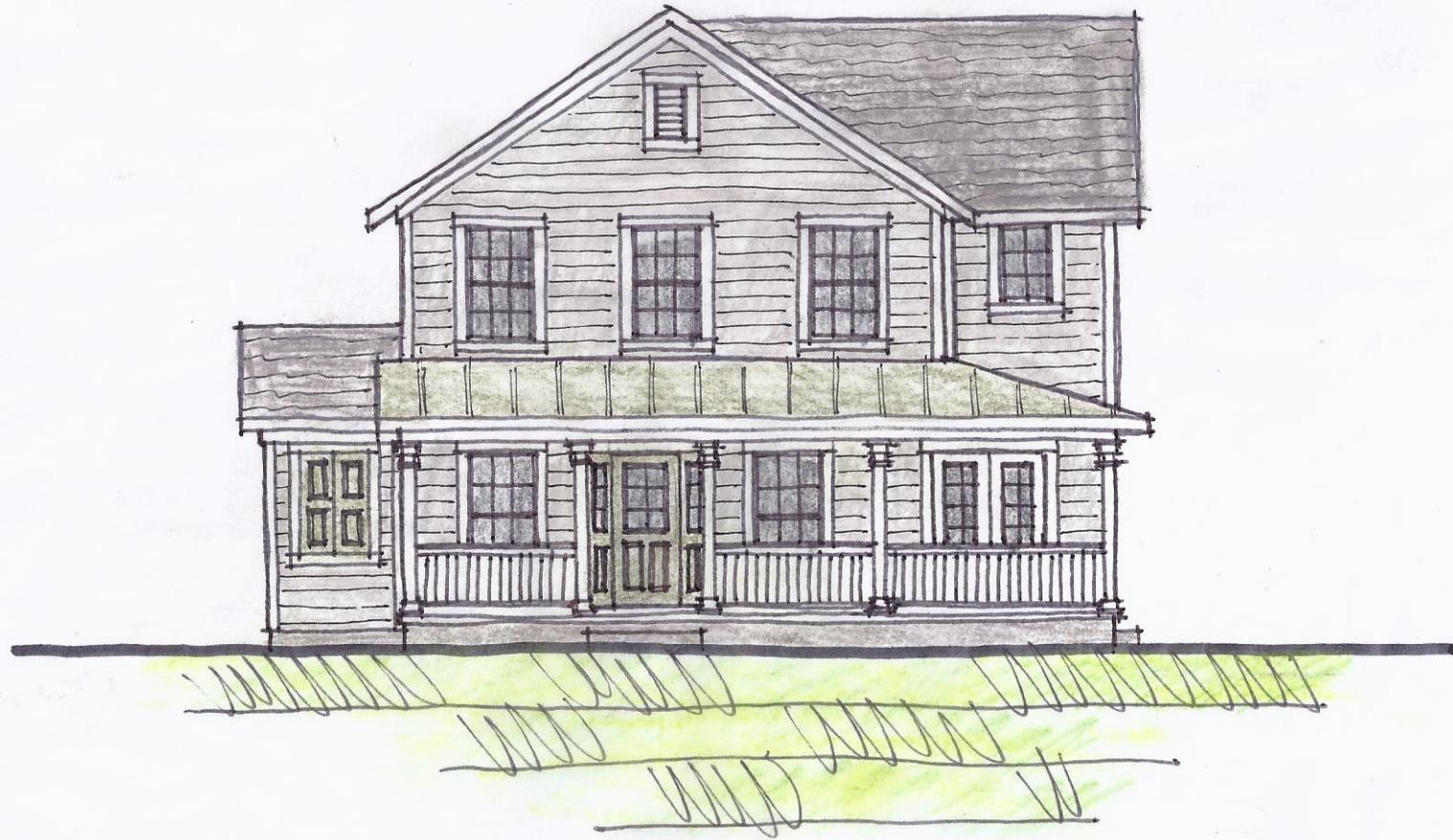
SITE PLAN

SCALE: 1/16" = 1'-0"

A Custom Home For
 Rob and Noriko Stevens
 143 S. High Street
 Dublin, Ohio 43017



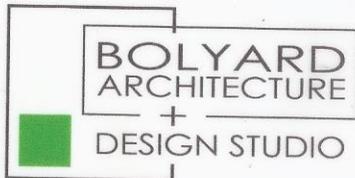
75 S. High Street - Suite 4
 Dublin, Ohio 43017
 614.774.2490 Phone
 614.633.1053 Fax
 www.bolyardstudio.com



STEVENS RESIDENCE
143 S. HIGH ST.

EAST ELEVATION
SCALE: $1/8" = 1' - 0"$

04/07/14





STEVENS RESIDENCE
143 S. HIGH ST.

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

04/07/14

