

Parcel	273-000107	Address	17 N Riverview St	OHI FRA-8833-1
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Year Built: 1927	Map No: 116	Photo No: 1722-1725 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Craftsman	Foundation: Concrete block	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Wood shingle	Symmetry: No
Stories: 1.5	Front Bays: 3	Side Bays: 2
Porch: Shed roof extending across façade, partially enclosed	Chimney: 1, Exterior, off ridge near northeast corner of north elevation	Windows: 3-over-1 Wood sashes

Description: This one-and-one-half-story Craftsman-style house has a rectilinear footprint, resting on a concrete block foundation. The side-gable roof is sheathed in standing seam metal, and pierced by a shed dormer on the façade slope. A shed roof porch spans the width of the façade. The southern third of the porch is enclosed, and the northern two-thirds is open, with battered posts supporting the roof. The front door is centered on the façade within the porch. Windows are three-over-one wood sashes flanked by fixed shutters. West of the house is a detached garage with a gable roof, wood-siding, and hinged doors over the vehicular bays.

Setting: The building is located on the west side of Riverview St in the old village core of Dublin. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

Condition: Good

Integrity:	Location: Y	Design: Y	Setting: Y	Materials: Y
	Workmanship: Y	Feeling: Y	Association: Y	

Integrity Notes: The building has excellent integrity.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



17 N Riverview St, looking southwest



17 N Riverview St, garage, looking northeast

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8833-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8833-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. Picture No.(s) 2 32								
6.Specific Address or Location 17 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1910		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				17b. Alteration Date(s) <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material ROCK FACED BLOCK		
8. Site Plan with North Arrow				18. Style or Design		31. Wall Construction FRAME		17 N. RIVERVIEW
				18a. Style of Addition or Element(s)		32. Roof Type & Material GABLE/ST. SEAM METL		
				19. Architect or Engineer		33. No. of Bays Front 3 Side 2		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440830 Zone Easting Northing				19a. Design Sources		34. Exterior Wall Material(s) PAINTED WOOD SH.		
10. <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		35. Plan Shape RECT.		
11. On National Register? No				21. Building Type or Plan BUNGALOW		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
12. N.R. Potential?				22. Original Use, if apparent 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		
13. Part of Estab. Hist. Dist? Yes				23. Present Use RESIDENCE		38. Building Dimensions 45 X 30		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		39. Endangered? No By What?		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				25. Owner's Name & Address, if known		40. Chimney Placement CENTER/ON RIDGE		
				26. Property Acreage		41. Distance from and Frontage on Road 35/65		
				27. Other Surveys in Which Included				
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This early 20th century bungalow features a wood shingle exterior, three-over-one and one-over-one windows, a central entrance and large integrated front porch.								 PHOTO
43. History and Significance (Continue on reverse if necessary) This is a very well-preserved early 20th century residence in the historic area of old Dublin.								
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a garage with vertical siding at the rear.								
45. Sources of Information observation								17 N. RIVERVIEW
46. Prepared by NANCY RECCHIE								
47. Organization BDR&C								
48. Date Recorded in Field 5/03								
49. Revised by								
50. Date Revised								
50b. Reviewed by								

Parcel 273-000098 **Address** 53 N Riverview St **OHI** FRA-8837-1

Year Built: Ca.1920	Map No: 116	Photo No: 1701-1704 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Vernacular	Foundation: Concrete block	Wall Type: Frame
Roof Type: Side gable/asphalt shingle	Exterior Wall: Wood shingle	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 2
Porch: Front gable porch on façade	Chimney: 1, Exterior, off ridge on south elevation	Windows: 1-over-1 Replacements

Description: The one-story house has a rectilinear footprint, resting on a concrete block foundation. The exterior walls are clad in wood shingles and the roof is sheathed in asphalt shingles. An open front-gable porch with wood posts and balustrade is on the south half of the façade. Within the porch is the front door. Windows are one-over-one replacements. A detached garage is west of the house.

Setting: The building is located on the west side of Riverview St at its intersection with North St. It is one in a row of late-nineteenth/early twentieth century residences. A stone wall extends along the roadside.

Condition: Good

Integrity:	Location: Y	Design: Y	Setting: Y	Materials: N
	Workmanship: N	Feeling: Y	Association: Y	

Integrity Notes: The building has good integrity, diminished some by replacement materials.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district and is recommended as contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



53 N Riverview St, looking southwest



53 N Riverview St, garage, looking northwest

OHIO HISTORIC INVENTORY

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567 East Hudson St.
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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8837-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8837-1
3.Location of Negatives CITY OF DUBLIN		5.Historic or Other Name(s)						
Roll No. Picture No(s) 2 27								
6.Specific Address or Location 53 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1		FRANKLIN
6a. Lot, Section or VMD Number		17. Date(s) or Period C. 1920		17b. Alteration Date(s)		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 CONCRETE BLOCK		31. Wall Construction FRAME		
8. Site Plan with North Arrow		18a. Style of Addition or Elements(s)		19. Architect or Engineer		32. Roof Type & Material GABLE/ASPH. SHINGLE		53 N. RIVERVIEW
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440900 Zone Easting Northing		22. Original Use, if apparent RESIDENCE		23. Present Use RESIDENCE		33. No. of Bays Front 3 Side 2		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		25. Owner's Name & Address, if known		34. Exterior Wall Material(s) STAG. BUTT WOOD SHG		
11. On National Register? No		12. N.R. Potential?		26. Property Acreage		35. Plan Shape		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		27. Other Surveys in Which Included		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)						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		
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Small early 20th century building with a gable roof, one-over-one windows and wood shingle siding. The shed-roofed rear wing appears to be original, as is the porch.				46. Prepared by NANCY RECCHIE		47. Organization BDR&C		
43. History and Significance (Continue on reverse if necessary) This small-scale residence contributes to the scale and character of N. Riverview. It appears to be little altered.				48. Date Recorded in Field 3/03		49. Revised by		
44. Description of Environment and Outbuildings (See #52) Located on a corner lot at the north end of N.Riverview. A garage with vertical wood siding is located at the rear.				50. Date Revised		50b. Reviewed by		
45. Sources of Information observation								



PHOTO

Parcel	273-005565	Address	62 N Riverview St	OHI FRA-8839-1
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Year Built: 1900	Map No: 116	Photo No: 1696-1700 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Vernacular	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/asphalt shingle	Exterior Wall: Clapboard	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 1
Porch: Concrete stoop	Chimney: 1, Exterior, near center of west elevation	Windows: Multi-light casements/fixed

Description: The one-story house has a rectilinear footprint, resting on a stone foundation. The side-gable roof is sheathed in asphalt shingles and pierced by a broad stone chimney stack on the facade. South of the chimney is the front door, and north is a large arched multi-light fixed window. Remaining windows are casements. The exterior is clad in clapboard.

Setting: The building is located on the east side of Riverview Street, on a tall ridge overlooking the Scioto River. The house is in one of the old residential core neighborhoods of Dublin.

Condition: Good

Integrity:	Location: Y	Design: Y	Setting: Y	Materials: N
	Workmanship: N	Feeling: Y	Association: Y	

Integrity Notes: The building has good integrity, diminished some by replacement fenestration.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district and is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status:	Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name:	N/A



62 N Riverview St, looking southeast



62 N Riverview St, looking northeast

OHIO HISTORIC INVENTORY

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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8839-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED	
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)			
Roll No. 2		Picture No.(s) 26					
6. Specific Address or Location 62 N RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1910		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design vernacular		30. Foundation Material COURSED RUBBLE	
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME	
				19. Architect or Engineer		32. Roof Type & Material GABLE/ASPH. SHINGLE	
				19a. Design Sources		33. No. of Bays Front 2 Side 2	
				20. Contractor or Builder		34. Exterior Wall Material(s) NARROW BEVL'D SIDING	
				21. Building Type or Plan		35. Plan Shape RECT.	
				22. Original Use, if apparent RESIDENCE		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved	
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319950 4440990 Zone Easting Northing				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	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 30 X 40	
11. On National Register? No		12. N.R. Potential?		25. Owner's Name & Address, if known		39. Endangered? No By What?	
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		26. Property Acreage		40. Chimney Placement EXTERIOR/FRONT WALL	
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 20/40	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) This building is constructed on the hillside so that it appears to be a single story from the street but actually has several levels. It features a rubble stone foundation, multiple window shapes and sizes, and a two-story enclosed porch that is supported on posts at the rear.							
43. History and Significance (Continue on reverse if necessary) This house may date from the late 19th century with an expansion and modification in the early 20th century. It forms the end of N. Riverview.							
44. Description of Environment and Outbuildings (See #52) Located very close to the road with a backyard that slopes steeply to the bank of the Scioto River.							
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	



PHOTO

FRA-8839-1

FRANKLIN

62 N. RIVERVIEW

Parcel	273-000107	Address	17 N Riverview St	OHI FRA-8833-1
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Year Built: 1927	Map No: 116	Photo No: 1722-1725 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Craftsman	Foundation: Concrete block	Wall Type: Frame
Roof Type: Side gable/standing seam metal	Exterior Wall: Wood shingle	Symmetry: No
Stories: 1.5	Front Bays: 3	Side Bays: 2
Porch: Shed roof extending across façade, partially enclosed	Chimney: 1, Exterior, off ridge near northeast corner of north elevation	Windows: 3-over-1 Wood sashes

Description: This one-and-one-half-story Craftsman-style house has a rectilinear footprint, resting on a concrete block foundation. The side-gable roof is sheathed in standing seam metal, and pierced by a shed dormer on the façade slope. A shed roof porch spans the width of the façade. The southern third of the porch is enclosed, and the northern two-thirds is open, with battered posts supporting the roof. The front door is centered on the façade within the porch. Windows are three-over-one wood sashes flanked by fixed shutters. West of the house is a detached garage with a gable roof, wood-siding, and hinged doors over the vehicular bays.

Setting: The building is located on the west side of Riverview St in the old village core of Dublin. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

Condition: Good

Integrity:	Location: Y	Design: Y	Setting: Y	Materials: Y
	Workmanship: Y	Feeling: Y	Association: Y	

Integrity Notes: The building has excellent integrity.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



17 N Riverview St, looking southwest



17 N Riverview St, garage, looking northeast

OHIO HISTORIC INVENTORY

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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8833-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8833-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 2	Picture No.(s) 32							
6.Specific Address or Location 17 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1910		29. Basement? <input checked="" 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 ROCK FACED BLOCK		
8. Site Plan with North Arrow				18a. Style of Addition or Element(s)		31. Wall Construction FRAME		17 N. RIVERVIEW
				19. Architect or Engineer		32. Roof Type & Material GABLE/ST. SEAM METL		
				19a. Design Sources		33. No. of Bays Front 3 Side 2		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440830 Zone Easting Northing				20. Contractor or Builder		34. Exterior Wall Material(s) PAINTED WOOD SH.		
10. <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan BUNGALOW		35. Plan Shape RECT.		
11. On National Register? No				22. Original Use, if apparent RESIDENCE		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
12. N.R. Potential?				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		
13. Part of Estab. Hist. Dist? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 45 X 30		
14. District Potential?				25. Owner's Name & Address, if known		39. Endangered? No By What?		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				26. Property Acreage		40. Chimney Placement CENTER/ON RIDGE		
				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 35/65		
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This early 20th century bungalow features a wood shingle exterior, three-over-one and one-over-one windows, a central entrance and large integrated front porch.								
43. History and Significance (Continue on reverse if necessary) This is a very well-preserved early 20th century residence in the historic area of old Dublin.								17 N. RIVERVIEW
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a garage with vertical siding at the rear.						46. Prepared by NANCY RECCHIE		
45. Sources of Information observation						47. Organization BDR&C		
						48. Date Recorded in Field 5/03		
						49. Revised by		
						50. Date Revised		
						50b. Reviewed by		

Parcel 273-000032 **Address** 27 N Riverview St **OHI** FRA-8834-1

Year Built: Ca.1890	Map No: 116	Photo No: 1715-1721 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Gabled ell	Foundation: Stone	Wall Type: Frame
Roof Type: Cross gable/asphalt shingles	Exterior Wall: Shiplap	Symmetry: No
Stories: 2	Front Bays: 3	Side Bays: 2
Porch: Shed roof over entrance supported by turned posts with ornamental brackets	Chimney: 1, Exterior, off ridge near northeast corner of north elevation	Windows: 1-over-1 Replacements

Description: The two-story Gabled-ell house has an irregular footprint, resting on a stone foundation. The cross-gable roof is sheathed in asphalt shingles and features a gable wall dormer on the façade ell. The exterior walls are clad in shiplap siding. The front door is sheltered by a shed-roof porch on the façade ell, which is supported by turned posts and features ornamental brackets and a spindle frieze. Windows are one-over-one replacements flanked by fixed shutters, and set into modest pedimented surrounds. A large carriage barn is west of the house.

Setting: The building is located on the west side of Riverview St south of Wing Hill Ln. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: Y
Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity, diminished some by replacement materials.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is also within the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes Local Historic Dublin district **Contributing Status:** Recommended contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



27 N Riverview St, looking northwest



27 N Riverview St, carriage barn, looking southeast

OHIO HISTORIC INVENTORY

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OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8834-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8834-1	
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)					
Roll No. Picture No.(s) 2 30-31									
6.Specific Address or Location 27 N. RIVERVIEW				16. Thematic Association(s)				28. No. of Stories 2	FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880-1900		17b. Alteration Date(s)		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design vernacular		<input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material COURSED RUBBLE	
8. Site Plan with North Arrow				18a. Style of Addition or Element(s)		31. Wall Construction FRAME		FRANKLIN	
				19. Architect or Engineer		32. Roof Type & Material GABLE/ASPHALT SHNGL			
				19a. Design Sources		33. No. of Bays Front 2 Side 2			
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440860 Zone Easting Northing				20. Contractor or Builder		34. Exterior Wall Material(s) NARROW SHIPLAP		FRANKLIN	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan GABLED ELL		35. Plan Shape IRREG.			
11. On National Register? No				22. Original Use, if apparent RESIDENCE		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved			
12. N.R. Potential?				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		FRANKLIN	
13. Part of Estab. Hist. Dist? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 35 X 40			
14. District Potential?				25. Owner's Name & Address, if known		39. Endangered? No By What?			
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				26. Property Acreage		40. Chimney Placement EXT./SIDE WALL		FRANKLIN	
				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 35/40			
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Gabled ell residence with original shiplap siding, one-over-one windows, and intersecting gable roofline and several additions including a screened porch and a wing at the rear.									
43. History and Significance (Continue on reverse if necessary) This building is typical of the vernacular housing found in Dublin and Washington Twp. from the late 19th century. It is an element in the streetscape along N. Riverview.								27 N. RIVERVIEW	
44. Description of Environment and Outbuildings (See #52) Locarted on a landscaped lot with a large barn with horizontal siding at the rear. This is a short street that parallels the Scioto River and High Street.						46. Prepared by NANCY RECCHIE			
45. Sources of Information observation						47. Organization BDR&C			
						48. Date Recorded in Field 3/03		FRANKLIN	
						49. Revised by 50. Date Revised			
						50b. Reviewed by			

Parcel 273-000042 **Address** 37 N Riverview St **OHI** FRA-2545-1

Year Built: Ca.1850	Map No: 116	Photo No: 1712-1714 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Hall and Parlor	Foundation: Stone	Wall Type: Frame
Roof Type: Side gable/asphalt shingle	Exterior Wall: Clapboard	Symmetry: No
Stories: 1.5	Front Bays: 3	Side Bays: 3
Porch: Masonry deck with wrought iron railing on façade, shed roof porch on south elevation	Chimney: 1, Interior, on ridge near north side of house	Windows: 6-over-1 Wood sashes

Description: The one-and-one-half-story house has a rectilinear footprint expanded by a rear addition and shed-roof porch on the south elevation. The building rests on a fieldstone foundation, the walls are clad in clapboard siding, and the side-gable roof in asphalt shingles. The front door is centered on the façade, which opens to a masonry deck with a wrought iron railing. Windows are six-over-one wood sashes.

Setting: The building is located on the west side of Riverview St north of Wing Hill Ln. It is one in a row of late-nineteenth/early twentieth century residences. A privy is behind the house.

Condition: Good

Integrity:	Location: Y	Design: N	Setting: Y	Materials: Y
	Workmanship: Y	Feeling: Y	Association: Y	

Integrity Notes: The building has good integrity, diminished some by replacement materials.

Historical Significance: The property is within the boundary and recommended contributing to the City of Dublin's local Historic Dublin district. The property is recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Recommended Dublin High Street Historic District, boundary increase	Property Name: N/A



37 N Riverview St, looking northwest



37 N Riverview St, looking west

OHIO HISTORIC INVENTORY

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567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8835-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8835-1
3.Location of Negatives CITY OF DUBLIN		5.Historic or Other Name(s)						
Roll No. Picture No.(s) 2 29								
6.Specific Address or Location 37 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1920		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 RUBBLED STONE		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME		
				19. Architect or Engineer		32. Roof Type & Material GABLE/ASPH. SHINGLE		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440860 Zone Easting Northing				20. Contractor or Builder		33. No. of Bays Front 3 Side 3		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				21. Building Type or Plan		34. Exterior Wall Material(s) WIDE BEVELED SIDING		
11. On National Register? No				22. Original Use, if apparent RESIDENCE		35. Plan Shape RECT		
12. N.R. Potential?				23. Present Use RESIDENCE		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist? Yes				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		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?				25. Owner's Name & Address, if known		38. Building Dimensions 35 X 30		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				26. Property Acreage		39. Endangered? No By What?		
16. Property Acreage				27. Other Surveys in Which Included		40. Chimney Placement INTERIOR/END WALL		37 N. RIVERVIEW
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Simple early 20th century building with gable end facing the street, six-over-one windows, front porch, screened porch at rear and rear lean-to wing that appears to be original.				46. Prepared by NANCY RECCHIE		47. Organization BDR&C		
43. History and Significance (Continue on reverse if necessary) This building maintains the scale and residential character of N. Riverview.				48. Date Recorded in Field 3/03		49. Revised by		
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a small wood shed in the rear yard.				50. Date Revised		50b. Reviewed by		
45. Sources of Information observation								



PHOTO

Parcel 273-000073 **Address** 45 N Riverview St **OHI** FRA-8836-1

Year Built: 1900	Map No: 116	Photo No: 1705-1711 (7/9/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Gabled-ell	Foundation: Stone	Wall Type: Frame
Roof Type: Cross gable/standing seam metal	Exterior Wall: Aluminum	Symmetry: No
Stories: 1	Front Bays: 3	Side Bays: 2
Porch: Shed roof porch on façade	Chimney: 1, Interior, on ridge of front gable	Windows: 2-over-2 Original wood sashes, and 1-over-1 replacements

Description: The one-story gabled-ell house has an L-plan footprint and a cross-gable roof. The building is expanded by a one-story flat-roof component at the façade juncture of the gable and ell. Stretching across the addition is an open shed-roof porch, with concrete deck and wrought iron posts. The exterior walls are clad in aluminum and the roof is sheathed in asphalt shingles. Most windows are two-over-two wood sashes, except on the addition, which are one-over-one. A gable roofed ancillary building is west of the house near the alley, as is a privy.

Setting: The building is located on the west side of Riverview Street. It is one in a row of nineteenth century residences.

Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: N
Workmanship: N Feeling: Y Association: Y

Integrity Notes: The building has good integrity, diminished some by replacement materials.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes Local Historic Dublin district **Contributing Status:** Recommended contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** N/A



45 N Riverview St, looking northwest



45 N Riverview St, ancillary structure, looking northeast

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HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-8836-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA-8836-1
3.Location of Negatives CITY OF DUBLIN		5.Historic or Other Name(s)						
Roll No. Picture No(s) 2 28								
6.Specific Address or Location 45 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design vernacular		30. Foundation Material COURSED RUBBLE		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME		
				19. Architect or Engineer		32. Roof Type & Material Gable/St.Seam METAL		
				19a. Design Sources		33. No. of Bays Front 2 Side 2		
				20. Contractor or Builder		34. Exterior Wall Material(s) ALUMINUM SIDING		
9. U.T.M. Reference				22. Original Use, if apparent RESIDENCE		35. Plan Shape IRREG.		
Quadrangle Name NW Columbus				23. Present Use RESIDENCE		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
17 319900 4440870 Zone Easting Northing				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				25. Owner's Name & Address, if known		38. Building Dimensions 35 X 35		
11. On National Register? No		12. N.R. Potential?		26. Property Acreage		39. Endangered? No By What?		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		27. Other Surveys in Which Included		40. Chimney Placement OFF CENTER/RIDGE		
15. Name of Established District (N.R. or Local) DUBLIN HISTORIC DISTRICT						41. Distance from and Frontage on Road 30/50		45 N. RIVERVIEW
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This is a very modest late 19th century building with a gable roof, two-over-two windows and a later front porch and a room added in the ell.								
43. History and Significance (Continue on reverse if necessary) This building contributes to the scale and village character of N. Riverview.						PHOTO		
44. Description of Environment and Outbuildings (See #52) The building is located on a landscaped lot with a frame garage with wood siding.						46. Prepared by NANCY RECCHIE		
45. Sources of Information observation						47. Organization BDR&C		
						48. Date Recorded in Field 3/03		
						49. Revised by		50. Date Revised
						50b. Reviewed by		

Wall Identifier W068**Map No.** 116**Parcel(s)** 273005565**Address** Along east side of N Riverview
from bridge to North St**Photo No:** A0355-A0365
(9/19/16)**Associated Walls:** N/A**Likely period of construction:** Pre-1900 + ca.
1900 – ca. 1970**Theme:** Agriculture**Historic Use:** Agriculture**Present Use:** Decorative**Orientation:** North-South**Wall Length:** 454.27 ft / 138.5 m**Style:** Traditional Dry-Laid

Description / Location / Setting: Wall W068 was documented during the 2016 survey. The southern extent of this wall is located 30 ft north of the Bridge Street bridge. The traditional dry-laid limestone wall runs along the east side and parallel to North Riverview Street. The wall varies in height from 0.5 ft to approximately 2 feet and is broken in several places due to deterioration, slumping, and/or drainage. There is also a break for the entrance to 62 North Riverview. The wall terminates east of the intersection of North and Riverview Streets.

Condition: Good, Fair, Deteriorated/Poor, Ruinous

Integrity Notes: The wall has fair integrity. The wall appears to retain its original location and design although some materials may be non-original.

Historical Significance: This wall most likely dates to the pre-1900 period based on smaller stone size, location, and condition, and, as such, has historical significance as part of Dublin's agricultural past. However, it is possible that it also dates to the early part of the 1900s as a result of its association with homes of varying ages.

District: Y Contributing to Dublin High Street Historic District, Boundary Increase

Distinctive Feature: Yes**National Register:** N/A**Associated OHI:** FRA-8839-1

Overview of wall, looking north



Locator Map

Wall Identifier W069**Map No.** 116**Parcel(s)** 273000098, 273000073**Address** 45-53 N Riverview St**Photo No:** A0367-A0369
(9/19/16)**Associated Walls:** N/A**Likely period of construction:** Pre-1900 + ca.
1900 – ca. 1970**Theme:** Agriculture**Historic Use:** Agriculture**Present Use:** Decorative**Orientation:** North-South**Wall Length:** 86.46 ft / 26.36 m**Style:** Traditional Dry-Laid

Description / Location / Setting: Wall W069 was documented during the 2016 survey. The northern end of this wall begins on the southwest corner of the intersection of North and North Riverview Streets. The 0.5-ft to 2-ft high, traditional dry-laid limestone style wall has concrete block under some portions. The wall is broken for the steps of 53 North Riverview Street and terminates at 45 North Riverview Street, 117 ft north of the intersection of Wing Hill Lane and N Riverview Street.

Condition: Good, Fair, Repaired

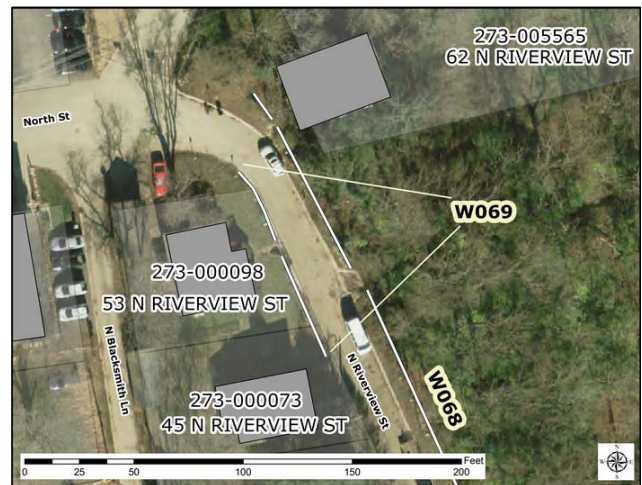
Integrity Notes: Wall has fair integrity because it appears to retain integrity of location and design, but has been repaired with some non original materials.

Historical Significance: This wall most likely dates to the pre-1900 period, but has been repaired during the twentieth century, and, as such, may have historical significance as a reflection of Dublin's original settlement and as part of Dublin's 20th century suburban growth.

District: Y Contributing to Dublin High Street Historic District, Boundary Increase

Distinctive Feature: Yes**National Register:** N/A**Associated OHI:** FRA-8837-1, FRA-8836-1

Overview of wall, looking south



Locator Map

RECORD OF PROCEEDINGS

Held

September 26, 2022

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OTHER BUSINESS

- Proposed 2023 Council Meeting Schedule**
Vice Mayor De Rosa stated that the retreat for 2023 will be two full days instead of an evening and one full day and the retreat will be held April 13 and 14.
Mayor Fox moved to adopt the 2023 Council meeting schedule.
Ms. Alutto seconded.

Vote on the motion: Mayor Fox, yes; Ms. Kramb, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes.

- Request for DORA Extension – Founder’s Day**
Ms. LeRoy stated that this request is asking for an extra hour for the Founder’s Day event. This would allow the venue to start selling alcohol at noon instead of 1:00 p.m.

Mayor Fox moved to approve the request for the DORA extension.
Ms. Alutto seconded.

Vote on the motion: Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mayor Fox, yes.

- N. Riverview Advisory Committee Recommendation**
Ms. Blake provided a brief overview of the properties and the Advisory Committee Members. She stated that the following were goals of the Request for Proposals (RFP):
 - Preserve historic nature and mass of North Riverview Street;
 - Rehabilitate/renovate/redevelop the Properties, which have fallen into disrepair, so they can contribute to the beauty of Historic Dublin;
 - Enhance the neighborhood while respecting the historic character of early Dublin and the Properties themselves;
 - Encourage uses that create visitor interest, experiential vibrancy and pedestrian engagement;
 - Demolition would require Architectural Review Board (ARB) approval;
 - Provide the vision, experience and financial commitment to renovate the Properties in a timely manner;
 - Preserve Dublin’s signature historic stone walls on each applicable property; and
 - Document historic details and cultural resources prior to any demolition or removal.
There were two proposals received. One RFP was received from Corinthian Fine Homes and one from Community Space Development, LLC dba COhatch (“CSD”).
 - Corinthian Fine Homes’ proposal shows nine new single-family homes. They would also renovate and donate 62 N. Riverview Street property back to the City as a park structure or museum. North Riverview Street would be for pedestrian use only.
 - Community Space Development LLC COhatch proposal creates “Riverview Village” as a walkable arts and commerce district with renovation of the existing buildings, plus addition of seven new buildings and parking areas. This concept focused on restoring each historic building, adding additional structures along N. Blacksmith Lane and N. Riverview Street, and creating a pedestrian path along N. Riverview Street. This would be a vibrant, walkable, one-of-a-kind destination that would be pedestrian only.

RECORD OF PROCEEDINGS

Ms. Blake provided a rendering depicting three buildings that would be used for office/commercial in CSD’s proposal on property designated as parkland in the Parks and Recreation Master Plan.

The Committee met and reviewed the proposals against the selection criteria. The Committee recommended to Council to select Community Space Development, LLC’s proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process. Staff will update Council on the progress of any negotiations in furtherance of a potential Economic Development Agreement as needed. The Committee sought Council’s feedback on the inclusion of a portion of designated parkland for office/commercial uses, potential subsidy of maker spaces for financial viability and the vision for the three southernmost properties.

There were no public comments.

Mr. Reiner asked about the return on investment regarding these proposals. Ms. Blake stated that the public improvements needed are not fully known at this point, so calculating the return on investment would be difficult. Mr. Keeler pointed out that the deal breaker is the office building on the parkland. If that is not allowed, the developer cannot make this proposal work. Mr. Keeler reiterated that this would be a destination for residents and visitors.

Mr. Reiner stated that the RFP goals could be accomplished by private people who buy and restore the homes. He stated this would return some money to the City. He suggested auctioning off the homes and still adhering to the RFP goals.

Vice Mayor De Rosa stated that there was a return on investment in the documents. She asked if someone could speak to that. Mr. Stiffler stated that he was not involved in the calculation.

Matt Davis, COhatch was present to speak about the project proposal. He stated that he was trying very hard to not tear down the historic structures. The office building would be COhatch’s building expansion. He stated that he was trying to build a vibrant eco-system that would be walkable. The houses that were left could be restored. He stated the overall return on investment would be income tax not property tax.

Ms. Alutto asked about the revenue from leases. Mr. Davis responded affirmatively and then continued his explanation about how just restoring the homes would not bring vibrancy.

Ms. Alutto was in favor of continuing the discussion and considering the parkland use.

Ms. Amorose Groomes stated that it is important to have the conversation. She stated that steps have been taken to try to spur development, but it has not occurred. Are we going to just keep going with public/private partnerships or will we reach a point where these are self-sustaining?

Vice Mayor De Rosa stated that the village concept is very intriguing. She was asking about density and maintaining the village feel. Ms. Kramb stated that this is too preliminary. It has not even been vetted through ARB with massing and design standards.

Ms. Amorose Groomes stated she would be willing to entertain development on the east side.

Mayor Fox stated that this concept could be a central focus of a historic niche with maker spaces and restaurants. She is okay with continuing the discussion about using the parkland. It must be done thoughtfully.

Mayor Fox moved to approve the recommendations of the Advisory Committee and select Community Space Development LLC’s proposal for further consideration and to direct staff to further evaluate and negotiate the proposal through the development process.

Ms. Alutto seconded.

RECORD OF PROCEEDINGS

Held

September 26, 2022

Page 9 of 14

Vote on the motion: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.

• **Tucci’s Tent Request**

Ms. Rauch stated that this is a request for the re-installation of the temporary tent. She gave an overview of the history of the executive orders during the COVID-19 pandemic. During the timeframe of the three extensions that were granted by Council, property owners were notified that a more permanent structure application would need to be filed to go through the ARB process. The final deadline for temporary structures was June 13, 2022. The owner of Tucci’s came before Council to request another extension, but Council did not grant a further extension and the June deadline was upheld. In November 2021, the concept plan was approved through ARB with conditions to modify the temporary structure to make it fit more seamlessly into the historic district. Tucci’s then came back to ARB in January 2022 with two options for a permanent structure. In July 2022, a preliminary development plan was approved with additional project scope with the addition of a kitchen and a wine room. The applicant is on track for a final development plan review in November 2022. This request is for the reinstallation of the temporary tent for a wine festival. There is an administrative process to apply for an event tent if the applicant so chooses, but it would be a smaller scale tent. Staff recommended Council not consider the temporary tent.

Michael Lusk, 6170 Riverside Drive, spoke as the architect hired by Tucci’s for the permanent structure project. He stated that this is the most challenging approval process that he has ever been through. He was complimentary of staff and their support. He was given the deadline of the Memorial Tournament for 2023 and he does not see that as a possibility because of the long approval process. This temporary structure would help to keep the business going as they continue to work through the process.

Mayor Fox stated that staff’s recommendation is to not consider the request as the final development plan is pending before ARB.

Mr. Barnum stated that the last few months have been challenging. He is excited about the finished project, but this process has been frustrating. He is asking to bridge the gap to help with the hardship they are going through.

Mayor Fox stated that Council appreciates his investment in the historic district. She noted that she is appreciative of the planning for the permanent structure. She thanked them for coming to the meeting.

• **Art in Public Places (AiPP) Funding**

Mr. Reiner and Ms. Alutto both abstained from the discussion. Mr. Ranc stated that on May 31, 2022, the City was notified that the State Capital Budget included \$175,000 for a public arts project on Muirfield Drive. The City did not apply for the project funds and was not aware of the request for funds for the Muirfield Drive public arts project. Since May, City staff has worked with the Dublin Arts Council and the Ohio Facilities Construction Commission to understand the scope of the project, the grant requirements, and the best way to approach the project moving forward. Representatives of the Muirfield Association expressed awareness of the grant and interest in it being placed in Muirfield on Muirfield Association land. The grant is administered by the Ohio Facilities Construction Commission (OFCC). Grantee must be a governmental entity or an Ohio non-profit organization with long-term property interest. Fifty percent matching funds are required for the project (\$87,500). The deadline for project completion is June 30, 2024. Staff is approaching this as an opportunity to use this funding as the next Art in

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City of Dublin N Riverview Houses

City of Dublin
5555 Perimeter Dr.
Dublin, OH 43017

Temporary Dry In & Carport Rebuild Quote

40 N Blacksmith Ln– \$4,975.00 AKA 40 E. Bridge Street

Cover existing holes in roof deck with aluminum coil stock. Install synthetic felt over the entire asphalt shingle roof and secure with cap nails.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

40 N Blacksmith Ln Carport– \$14,763 AKA 40 E Bridge Street

Remove existing asphalt roof, entire roof decking, all 2x6 roof rafters and fascia boards around the perimeter of the roof. Existing 4x4 posts and steel I beam to remain. Install new treated 2x6 roof rafters, joist hangers, 19/32 plywood decking and 1x fascia boards. Install a .045 TPO single ply membrane roof system attached with the Rhino Bond heat induction welding system. Install commercial drip edge around the entire perimeter and seal with TPO cover tape.

Quoted price includes the following: 1. Only the specific items mentioned above that applies to the removal and replacement of the roof system, roof rafters and fascia.

Quoted price does NOT include the following: 1. Removing or replacing any 4x4 posts. 2. Painting any of the new or existing lumber as it will need to cure for several months until it is able to be painted. 3. Any necessary permits, inspections or fees associated with the rebuild. 4. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

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17 N Riverview St.– \$1,850.00

Secure any loose or lifted metal panels with ring shank nails and caulk the heads. Secure and loose or lifted flashing.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

27 N Riverview St.– \$3,890.00

Cover existing holes in roof deck with aluminum coil stock. Install synthetic felt over the entire asphalt shingle roof and secure with cap nails.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

37 N Riverview St.– \$2,750.00

Cover existing holes in roof deck with aluminum coil stock. Install synthetic felt over the entire asphalt shingle roof and secure with cap nails.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

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45 N Riverview St.– \$1,700.00

Secure any loose or lifted metal panels with ring shank nails and caulk the heads. Secure and loose or lifted flashing.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

53 N Riverview St Garage– \$1,320.00

Cover existing holes in roof deck with aluminum coil stock. Install synthetic felt over the entire asphalt shingle roof and secure with cap nails.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

62 N Riverview St– \$4,880.00

Cover existing holes in roof deck with aluminum coil stock. Install synthetic felt over the entire asphalt shingle roof and secure with cap nails.

Quoted price includes the following: 1. Only the specific items mentioned above.

Quoted price does NOT include the following: 1. Removing or replacing any rotten or damaged decking or structural members. 2. Any necessary permits, inspections or fees. 3. Anything not specifically mentioned above.

Quoted price assumes the following: Work will be done using standard market wages, not prevailing wage or Davis Bacon wage rates.

KNOWLEDGE

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*****Quoted price is only good for 30 days due to market volatility*****

Thanks,



Chad Mooney
Senior Project Manager
ACI Construction & Restoration
419-996-9371
chadmooney@acicontractors.com



PLANNING REPORT

Architectural Review Board

Wednesday, January 25, 2023

N. RIVERVIEW ST. ROOFS - 23-003MPR and 40 E. BRIDGE ST. CARPORT DEMO – 23-004DEMO

<https://dublinohiousa.gov/arb/23-003>

<https://dublinohiousa.gov/arb/23-004>

Case Summary

Address	40 E. Bridge Street and 27, 37, 53, and 62 N. Riverview Street, Dublin, OH 43017
Proposal	Mothballing roofs on N. Riverview Street and demolition of the carport at 40 E. Bridge Street.
Request	Review and approval of a Minor Project Review and under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> . Review and approval of a Demolition/Non-contributing under the provisions of Zoning Code Section 153.176.
Zoning	HD-HR: Historic District – Historic Residential
Planning Recommendation	<u>Approval of a Minor Project Review with conditions.</u> <u>Approval of a Demolition/Non-contributing.</u>
Next Steps	Upon review and approval of the Minor Project and Demolition by the Architectural Review Board (ARB), the applicant may proceed with both projects.
Applicant	Brian Ashford, Director of Facilities and Fleet Management, City of Dublin Tim Elmer, Operations Administrator, City of Dublin
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

23-003 & 23-004
40 E Bridge St
& 27, 37, 53, and 62 N Riverview St



Site Features

- 1 Roof mothballing
- 2 Carport demolition



1. Background

Site Summary

There are a number of sites involved with this request, all of which are part of the N. Riverview Street redevelopment area that is currently owned by the City. Details are:

Address	Size	Zone	Request
40 E. Bridge St.	.32 ac	HD-Historic Residential	Demolition of carport; mothballing of house roof
27 N. Riverview St.	.20 ac	HD-Historic Residential	Mothballing of house roof
37 N. Riverview St.	.16 ac	HD-Historic Residential	Mothballing of house roof
53 N. Riverview St.	.11 ac	HD-Historic Residential	Mothballing of garage roof
62 N. Riverview St.	.59 ac	HD-Historic Residential	Mothballing of house roof

The City purchased the N. Riverview St. properties in early 2021 with a goal to redevelop the area for lively, pedestrian-oriented uses. Since purchase, the City has secured the buildings' windows and doors to ensure no trespassing, and utilities were disconnected; they are currently vacant. In 2022, the City issued an RFP for developers or individuals to propose how to meet these redevelopment goals. A conceptual proposal has been presented and is in the beginning stages of review to determine feasibility. In the meantime, however, the structures with the asphalt shingle roofs are experiencing leaks and infiltration of weather and water, which is causing damage to the structures. The City desires to mothball these structures in order to prevent further damage to these assets. The MPR addresses this request.

Additionally, the carport at 40 N. Bridge St. is in danger of falling down, with a main cross beam having split in two. Since this structure is non-contributing, the City desires to demolish it per the Demolition request.

All properties in the N. Riverview St. project area are recommended contributing as noted in the 2017 Historic and Cultural Assessment (HCA). No other site work or disturbance will occur with these requests.

Development History

January 2021: The City purchased the N. Riverview St. properties.

April 2021: City Council appointed an Advisory Committee and indicated support to create an RFP for the project.

June 2022: RFP advertised.

September 2022: Advisory Committee made recommendation of proposal and developer to City Council for further consideration.

Process

A Minor Project Review, Code Section 153.176(I)(1), within the Historic District is a single-step process for single-family dwelling units, including exterior modifications.

The Demolition/Non-contributing Request, 153.176(J)(5)(b), is also a single step process where one of the following criteria are demonstrated: financial hardship, no features of significance, the structure is in the way of development or hinders character.

2. Zoning Code

HD-HR: Historic District – Historic Residential

The intent of the Historic Residential District as outlined in the Code, is to “encourage preservation and development of homes on existing lots while maintaining and promoting the traditional residential character.” All historic structures that are within Historic Dublin require the review and approval of the ARB for modifications.

Historic Design Guidelines

The development standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction on preservation, sensitive design, and complementary materials. The Guidelines are silent on mothballing, which is defined as closing up a building temporarily to protect it from weather while planning for the properties’ future, according to Preservation Brief 31, Mothballing Historic Buildings. A copy of the entire brief is included in the project packet.

3. Project

Details: MPR, Case 22-003

The MPR requests roof repairs for the houses at 40 E. Bridge St and 27, 37, 53 (garage only) and 62 N. Riverview St. The City conducted an exhaustive structural analysis using CTL in 2020, prior to purchase, which noted that the majority of exterior conditions were in poor condition, with 27 N. Riverview St. being in fair condition. The executive summary is attached.

Proposed repairs, according to a bid by ACI Construction, attached, include covering the roof holes with aluminum coil stock and installing synthetic felt over the entire asphalt shingle roofs, securing with cap nails. It’s important to note that the roof repairs for 17 and 45 N. Riverview St. are not included in this request because they are metal roofs, where work will include maintenance only with like-for-like materials.

The proposed synthetic felt will cover the aluminum coil stock, and it will be black with grey manufacturer logos and nail guides. The material is from TriBuilt. The cap nails will be either green or orange for visibility at the worksite. Staff did ask if they are manufactured in black to be less visible; they are not. Figure 7 in Preservation Brief 31 states that non-historic materials are appropriate for mothballing projects. This solution is not intended to be a permanent one; the longevity of the synthetic felt is approximately six months, allowing the developer and the City to negotiate a development agreement and for the developer to apply for approvals through the Board.



Roofing cap nail, typ.

Lot Coverage

Lot coverage is not affected by this request.

Details: Demolition, Case 22-004

The carport at 40 E. Bridge St. is not mentioned as a contributing structure in the 2017 HCA report. Upon examination, it has no architectural detailing or character value, being a very basic structure made of 4-by-4s with a flat roof. It appears to be built more recently, although no permit information has been found for it in the City's records. The structure has not been well-maintained, and one of the structure's central beam has failed.

Lot Coverage

Maximum lot coverage in this district is 45% and will not be affected by the removal of the carport; the existing concrete pad under the carport will remain for now.

4. Plan Review

Minor Project Review Criteria, Case 22-003

Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met: The MPR is consistent with applicable plans, policies, and regulations. This mothballing effort will help preserve the historic assets for later rehabilitation and use.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: There is no PDP or FDP for this site.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	Criteria Met: The MP is consistent with the established record. Prior to construction of the MP, the applicant is required to apply for and obtain a building permit for the Minor Project.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Not Applicable: The properties are currently vacant residential structures; the use will not change.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: The proposed site improvements are appropriate for Preservation Brief 31 Goal 5: protect the exterior from moisture penetration. The Guidelines do not speak to mothballing.

Criteria	Review
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.	Criteria Met: While the proposed synthetic felt is not what would be approved for a permanent installation, the greater goal of asset preservation is achieved.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .	Not Applicable: No changes to siting or site development will occur with this request.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the <i>Historic Design Guidelines</i> .	Not Applicable: No landscaping, screening, signs, or buffering are proposed with this request.

Demolition/Non-Contributing Review Criteria, Case 23-004

Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the factors established in Section 153.176(J)(5)(a).	Not Applicable: Economic hardship is not a factor in this request.
2. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.	Criteria Met: The structure is non-contributing and does not contain any architectural, historic, or archeological features.
3. The location of the structure impedes the orderly development of the District, substantially interferes with the purposed of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without	Criteria Met: The structure detracts from the historical character of the immediate area and is in danger of falling down.

Criteria	Review
diminishing the historic value of the vicinity or the District.	

Recommendations

Planning Recommendation: Approval of the Minor Project Review with condition:

- 1) This temporary solution may be required for longer than six months, the projected lifespan of the proposed materials. At that time, the condition of roof felt shall be examined, and replacement may be necessary based on condition and the timeline of the N. Riverview Properties project.

Planning Recommendation: Approval of the Demolition/Non-contributing request.