

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

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

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



OHIO  
HISTORICAL  
SOCIETY  
SINCE 1885

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

1.No. FRA-8834-1		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) 30-31					
6.Specific Address or Location 27 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880-1900		17b. Alteration Date(s)	
7.City or Village DUBLIN				18. Style or Design vernacular		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8. Site Plan with North Arrow				18a. Style of Addition or Element(s)		30. Foundation Material COURSED RUBBLE	
				19. Architect or Engineer		31. Wall Construction FRAME	
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440860 Zone Easting Northing				19a. Design Sources		32. Roof Type & Material GABLE/ASPHALT SHNGL	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		33. No. of Bays Front 2 Side 2	
11. On National Register? No		12. N.R. Potential?		21. Building Type or Plan GABLED ELL		34. Exterior Wall Material(s) NARROW SHIPLAP	
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		22. Original Use, if apparent RESIDENCE		35. Plan Shape IRREG.	
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				23. Present Use RESIDENCE		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)	
				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	
				25. Owner's Name & Address, if known		38. Building Dimensions 35 X 40	
				26. Property Acreage		39. Endangered? No By What?	
				27. Other Surveys in Which Included		40. Chimney Placement EXT./SIDE WALL	
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.						41. Distance from and Frontage on Road 35/40	
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.							
44. Description of Environment and Outbuildings (See #52) Located 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.							
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	

FRA-8834-1

FRANKLIN

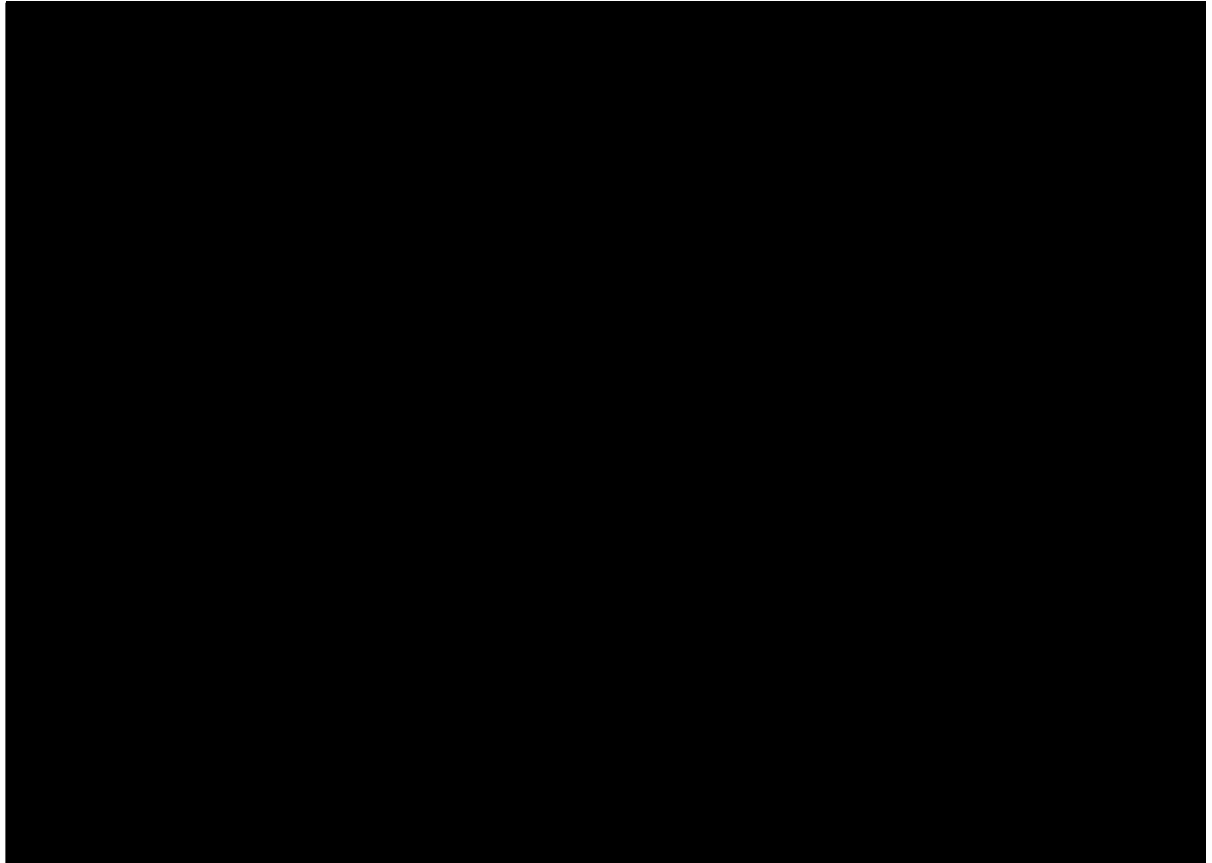
27 N. RIVERVIEW

# RECORD OF PROCEEDINGS

Held

September 26, 2022

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- **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

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

September 26, 2022

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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**

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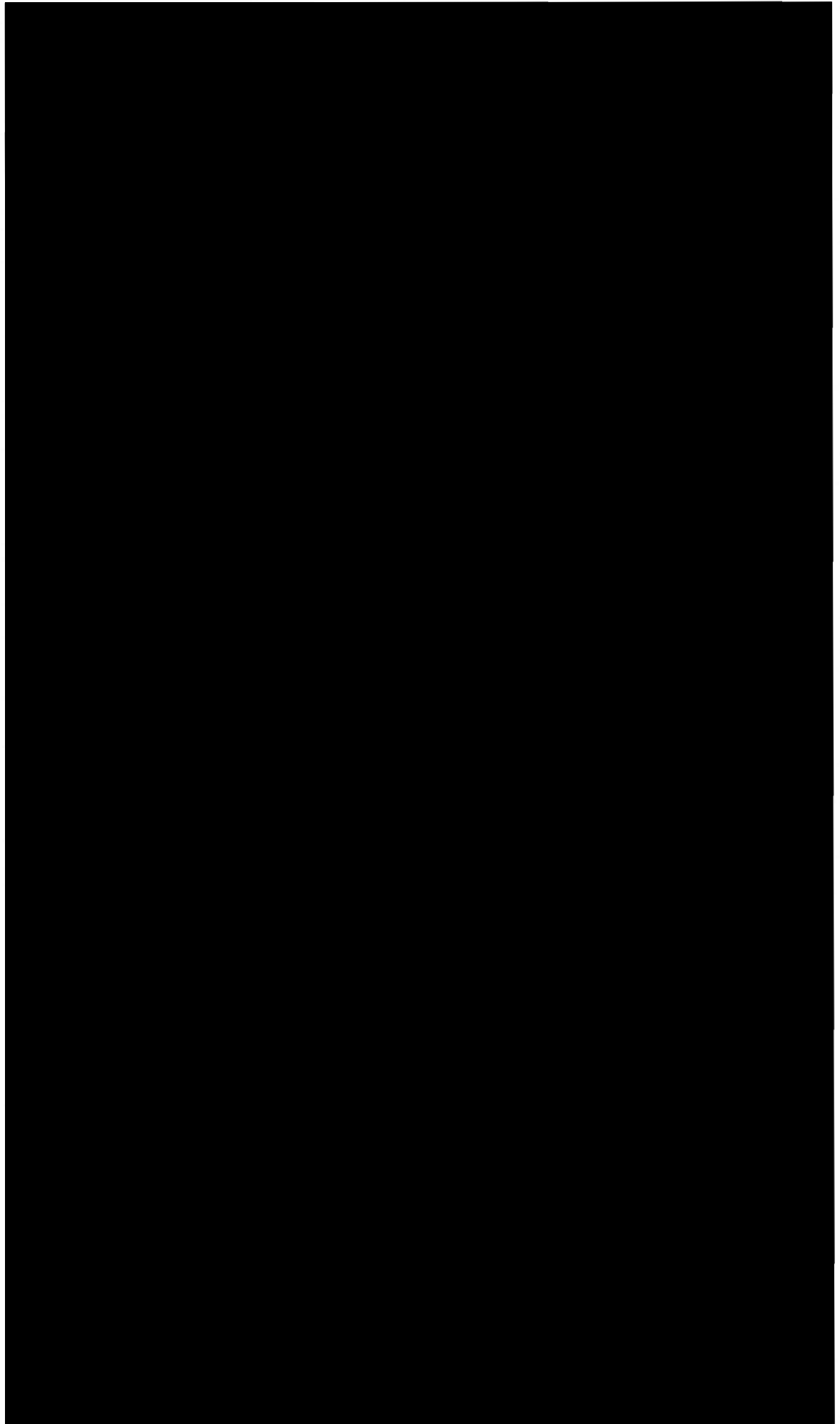
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Vote on the motion: Ms. Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.



## KNOWLEDGE

- \* Degreed Engineers
- \* Trained Project Managers
- \* Licensed Adjusters

## EXPERIENCE

- \* Since 1993
- \* Thousands of Projects
- \* Industry Certified

## TRUST

- \* A+ BBB
  - \* Licensed GC
  - \* Licensed HIC
- 

### **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.