

Parcel 273-000256 **Address** 83 S Riverview St **OHI** FRA-2551-1

Year Built: 1824	Map No: 128	Photo No: 2124-2129 (7/12/16)
Theme: Domestic	Historic Use: Single family house	Present Use: Single family house
Style: Federal	Foundation: Stone	Wall Type: Stone
Roof Type: Side gable/standing seam metal	Exterior Wall: Stone	Symmetry: Yes
Stories: 2	Front Bays: 3	Side Bays: 2
Porch: Concrete stoop	Chimney: 4, 2 Interior on opposite sides of house, 1 exterior on rear elevation, 1 on rear ell	Windows: Double-hung replacements

Description: The Federal-style house has an L-plan footprint, with a two-story side-gable core and a one-story rear ell on the southwest corner. The house is of stone masonry construction. The roof is sheathed in standing seam metal. The façade is divided into three fenestration bays. The front door is on the center bay, it is slightly recessed and topped by a transom light. Windows are double-hung replacements. Two ancillary buildings are on the property, including a shed with board and batten siding, and a concrete block garage, both west of the house.

Setting: The property is located on the west side of S Riverview St in the village core of Dublin.

Condition: Good

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

Integrity Notes: The house has good integrity

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district and is listed in the Washington Township MRA. The property is recommended to remain contributing to the local district and the Washington Township MRA. It is also recommended as contributing to the recommended Dublin High Street Historic District, boundary increase.

District: Yes	Local Historic Dublin district	Contributing Status: Contributing
National Register:	Washington Township MRA/ Recommended Dublin High Street Historic District, boundary increase	Property Name: Eulid Sells Residence



83 S Riverview St, looking west



83 S Riverview St, looking east

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2551-1		2.County FRA		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2551-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Eluid Sells Residence				
Roll No. 2		Picture No.(s) 6						
6.Specific Address or Location 83 S. Riverview				16. Thematic Association(s) commercial/19th c. arch.		28. No. of Stories 2		FRANKLIN ELUID SELLS RESIDENCE
6a. Lot, Section or VMD Number				17. Date(s) or Period 1824, completed		17b. Alteration Date(s) 1830s		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Federal		<input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
				19. Architect or Engineer		30. Foundation Material limestone		
				19a. Design Sources		31. Wall Construction limestone		
				20. Contractor or Builder		32. Roof Type & Material gable/st.seam metal		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 320930 4440540 Zone Easting Northing				22. Original Use, if apparent 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				23. Present Use residence		34. Exterior Wall Material(s) stone rubble		
11. On National Register? Yes		12. N.R. Potential?		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		35. Plan Shape L		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		25. Owner's Name & Address, if known		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				26. Property Acreage		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				27. Other Surveys in Which Included National Register 4/79		38. Building Dimensions		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Very simple stone building with early kitchen wing at rear. The central entrance features a transom and large stone step. Large cut stone quoins grace the corners of the facade and the windows are one-over-one. The porch was added later and the interior has been partially remodeled.						39. Endangered? No By What?		
43. History and Significance (Continue on reverse if necessary) Built by Eliud Sells, son of John Sells, Dublin's founder and grandson of Ludwick Sells, the first white settler in the Dublin area. Eliud Sells operated the Black Horse Tavern on South High Street, one of Dublin's oldest surviving buildings.						40. Chimney Placement 2 end/interior		
44. Description of Environment and Outbuildings (See #52) Located on a landscaped residential lot with a concrete garage and frame shed at the rear. A stone wall is located along the south property line.						41. Distance from and Frontage on Road		
45. Sources of Information OHI 10/76; Atlas of Franklin County, 1872; property abstract; David Hahm, owner.						46. Prepared by Hahm/Recchie		
						47. Organization BDR&C		
						48. Date Recorded in Field 10/76		
						49. Revised by N. Recchie		
						50. Date Revised 5/03		
						50b. Reviewed by		



PHOTO

83 S. RIVERVIEW



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

AUGUST 25, 2004

CITY OF DUBLIN..

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

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

The Architectural Review Board took the following action at this meeting:

- Architectural Review Board 04-108ARB – Roof Replacement – 83 South Riverview Street**
Location: 0.25-acre located on the west side of South Riverview Street, approximately 100 feet north of Pinney Hill.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of exterior modifications, including roof replacement.
Proposed Use: Single-family residence.
Applicant: David and Donna Hahm, 83 South Riverview Street, Dublin, Ohio 43017.
Staff Contacts: Claudia Husak, Planning Intern and Joanne Ochal, Planner.

MOTION: To approve this application because the proposed exterior modifications will significantly improve the exterior appearance and are consistent with the *Guidelines*, with one condition:

- That a building permit be obtained by the Building Standards Division prior to installation for any replacement of sheeting/underlayment on the roof.

*David Hahm, agreed to the above conditions.

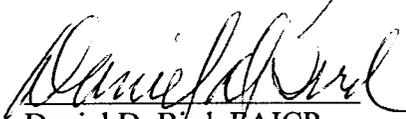
VOTE: 3 – 0.

RESULT: The application was approved.

RECORDED VOTES:

Allan Staub	Yes
Richard Taylor	Absent
David Larson	Yes
Thomas Holton	Yes
Kevin Bales	Absent

STAFF CERTIFICATION



Daniel D. Bird, FAICP
Director of Planning

Summary and Action Recommended: Summary and Action Recommended:

This is a request for the review and approval of exterior modifications on a single-family structure. The modifications include the replacement of the roof, gutters and downspouts on the main structure and re-roofing of two accessory structures. Staff believes that the proposed improvements generally comply with the *Old Dublin Design Guidelines* and recommends approval of this request with one condition.

Considerations:

- The *Old Dublin Design Guidelines* recommend standing seam metal and asphalt shingles as the preferred roofing materials in the District. Gerard Standing Slim™ galvanized standing seam will be utilized to replace the roof on the original structure and extended to the one-story addition on the northwest corner of the house. The addition currently has a gray composition roof. Downspouts and gutters will be replaced as needed with similar materials.
- Gerard Guardian™ shingles will be used for roof replacement of both accessory structures. The proposed color, *Weathered Slate*, will match the current shingle color closely.

Narrative:

Site Location and Description:

The 0.25-acre site is located on the west side of South Riverview Street, approximately 100 feet north of Pinney Hill. The lot is rectangular in shape, with a width of 68 feet along South Riverview Street, and a depth of 155 feet. The site is relatively flat and includes a 1,857-square foot, two-story limestone structure and two accessory structures. The main structure has a standing seam roof, while the subsequent addition and accessory structures have asphalt roofing. The federal style house was built in 1824 by Eliud Sells, son of John Sells and once used as a tavern. The structure is listed on the National Register of Historic Places.

Existing Zoning:

The site and properties to the north, south, and east are zoned R-4, Suburban Residential District. Permitted uses include one- to eight-family dwellings, as well as schools, parks, and religious uses. Commercial properties to the west, fronting onto South High Street are zoned CB, Central Business District. Permitted uses in this district include residential, retail, offices, and personal and consumer services.

Proposal:

This is a request for the review and approval of exterior modifications that include replacement roof materials and gutters and downspouts for the residence at 83 South Riverview Street. Currently, the roof consists of two materials, standing seam on the main structure and asphalt shingle on the addition. The applicant proposes to replace the existing standing seam material and cover the entire structure with new standing seam. Downspouts and gutters will be replaced with materials consistent with the existing composition shingle.

Gerard Guardian™ shingles, which are stone coated steel, will be utilized on the accessory structures located to the rear of the property. The applicant proposed to use this stone coated steel shingle in the color *Weathered Slate*, which closely matches the existing roof.

Staff Recommendation:

On-going property maintenance to historic structures is an important part of preserving the overall attractiveness of the Historic District. The proposed exterior modifications will significantly improve the exterior appearance of the structure at 83 South Riverview Street. Staff believes the proposed improvements are consistent with the *Guidelines*, and recommends approval of this request with one condition:

- 1) That a building permit be obtained by the Building Standards Division prior to installation for any replacement of sheeting/underlayment on the roof.