

Parcel	273-000068	Address	40 E Bridge St	OHI	FRA-8843-1
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Year Built:	Ca.1850	Map No:	116	Photo No:	1726-1731 (7/9/16)
Theme:	Domestic	Historic Use:	Single family house	Present Use:	Single family house
Style:	Vernacular	Foundation:	Stone	Wall Type:	Frame
Roof Type:	Cross gable/asphalt shingles	Exterior Wall:	Vertical board paneling/wood shingle/board and batten/asbestos	Symmetry:	No
Stories:	2	Front Bays:	3	Side Bays:	3
Porch:	Hipped wrap-around porch on south and west elevations	Chimney:	1, Interior, on ridge, near east side	Windows:	1-over-1 Replacements and 2-over-2 wood sashes

Description: The two-story house has an irregular footprint. The building rests on a stone foundation, and its cross-gable roof is sheathed in asphalt shingles. Exterior walls are clad in vertical board paneling/board and batten on the first story, and asbestos shingle/wood shingle on the second story. A hipped-roof wrap-around porch supported by posts resting on a brick knee wall extends across the façade and west elevation. Entrances to the house are within the porch and on the rear ell. Windows are a combination of 1-over-1 and 2-over-2 sashes, flanked by fixed shutters.

Setting: The building is on the north side of E Bridge St between Riverview St and N Blacksmith Ln. The building is below the grade of Bridge St, which ascends to cross the Scioto River. A shared privy is west of the house, near the alley.

Condition: Good

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

Integrity Notes: The building has good integrity, diminished some by alterations to the setting of E Bridge St.

Historical Significance: The building is within the boundaries of 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



40 E Bridge St, looking northwest



40 E Bridge St, looking northeast



BOARD ORDER

Architectural Review Board

Wednesday, January 25, 2023 | 6:30 pm

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

3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street 23-003MPR Minor Project Review

Proposal: Mothballing of historic property roofs in association with the North Riverview Street Project in the area zoned Historic District, Historic Residential.

Location: North of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicants: Brian Ashford, Director of Facilities and Fleet Management; and Tim Elmer, Operations Administrator, City of Dublin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-003

MOTION: Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with one 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.

VOTE: 5 – 0

RESULT: The Minor Project was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





BOARD ORDER

Architectural Review Board

Wednesday, January 25, 2023 | 6:30 pm

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

4. Carport Demolition at 40 E. Bridge Street 23-004ARB

Architectural Review

Proposal: Demolition of a non-contributing structure/carport at an existing home on a 0.319-acre site zoned Historic District, Historic Residential.

Location: Northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

Request: Review and approval of a Demolition under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Brian Ashford, Director of Facilities and Fleet Management; and Tim Elmer, Operations Administrator, City of Dublin

Planning Contact: Sarah T. Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/22-179

MOTION: Ms. Cooper moved and Mr. Jewell seconded, to approve the Demolition of the carport at 40 E. Bridge Street.

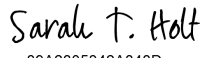
VOTE: 5 – 0

RESULT: The Demolition was approved.

RECORDED VOTES:

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

DocuSigned by:

 89A2805342A848D
 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner



~~Mr. Jewell moved and Ms. Damaser seconded, to approve the Minor Project.~~

~~Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.
[Motion Carried 5 – 0]~~

~~The Chair affirmed the Minor Project was approved.~~

The Chair indicated Cases three and four will be presented together.

3. Mothballing Historic Roofs at 40 E. Bridge Street, 27, 37, 53, and 62 N. Riverview Street, 23-003MPR, Minor Project Review

The Chair stated this application was a request for mothballing of historic property roofs in association with the North Riverview Street Project from the City of Dublin Facilities Division. The sites are zoned Historic District, Historic Residential and located north of E. Bridge Street and between N. Blacksmith Lane and N. Riverview Street.

4. Carport Demolition at 40 E. Bridge Street, 23-004ARB, Architectural Review

The Chair stated this application was a request for Demolition of a non-contributing structure/carport at an existing home on a 0.319-acre site zoned Historic District, Historic Residential. The site is located northeast of the intersection of N. Blacksmith Lane with E. Bridge Street.

Staff Presentation

Ms. Holt stated these two cases are part of the larger, N. Riverview Project and presented the sites involved [aerial view]. West of N. Riverview Street is zoned Historic Residential, east of N. Riverview is zoned Historic Public, and to the west of the project it is zoned Historic Core. The address of 40 E. Bridge Street is part of both applications. The structure's roof will be repaired and carport demolished. Not included properties involve like-for-like maintenance related to standing-seam, metal roofs.

In January 2021, the City purchased all these properties for redevelopment opportunities. In April 2021, Council appointed an Advisory Committee who indicated support to create a Request for Proposal (RFP) for the project. In June 2022, the RFP was advertised. In September 2022, the Advisory Committee recommended a proposal to City Council, which was accepted. The City is currently working with the chosen developer.

Photographs were shown of the five properties with the deteriorating structures all in fair to poor condition as reported by CTL Engineering in 2020. The structure at 40 E. Bridge Street is suffering interior damage due to leaks. The non-compliant and non-contributing carport was shown for the demolition request for 40 E. Bridge Street.

The application was reviewed against the Minor Project Review Criteria. Staff recommended approval with the following 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.

The application was reviewed against the Demolition Review Criteria. Due to the age of the structure and the detractor from the historic character, Staff recommended approval. Two separate motions are being requested.

Questions for Staff

Mr. Cotter – He confirmed the material will keep the structures safe until the proposal is completed as part of this larger project.

Applicant Presentation

Brian Ashford, Director of Facilities stated he did not have a presentation.

Public Comment

There were no public comments received.

Board Discussion

As there was no further comments, the Chair called for the motions.

Ms. Cooper moved and Mr. Jewell seconded to approve the Demolition of the carport at 40 E. Bridge Street.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.

[Motion carried 5 – 0]

Mr. Jewell moved and Mr. Cotter seconded, to approve the Minor Project with one condition.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Mr. Jewell, yes; and Ms. Damaser, yes.

[Motion carried 5 – 0]

The Chair affirmed the Minor Project was approved.

Communications

- Ms. Holt thanked Emily Goliver for sitting in for Laurie Wright to record the meeting's proceedings. She introduced Ms. Rati Singh as the new Planner I for the division. She is an architect with a lot of project management experience.
- Ms. Holt noted the year-end report.
- Ms. Cooper will not be able to attend the February meeting.
- Mr. Jewell will not be able to attend the February and March meetings.

The Chair adjourned the meeting at 8:03 p.m.

Gary Alexander
Chair, Architectural Review Board