

## **COVER PAGE**

**Site Address: 143 S Riverview Street, Dublin, Oh 43017**

### **CITY OF DUBLIN-WASH TWP**

**Vicinity and Context:** South High Street/Dublin Road to the West and Pinney Hill Lane to the North

**Existing Conditions Plan:** 143 S. Riverview Street is zoned HD-HR (Historic District – Historic Residential).

**Site Boundaries:** See attached Site Plan

**Adjacent Parcels:** See Attached

**Site Features including water bodies:** See attached

**Delineate Existing easements, etc.:** See attached Site Plan

**Site Sketches:** See attached Site Plan and Architectural rendering

## Historic Design Statement

The project renovation relates to the Historic District by taking a non-descript 50's era ranch home by giving it some historic contexts by making it more of a stone cottage style stone walls where the front and right side are the more exposed elevations and the rear and left side a combination of stone and stucco. The main roof is renovated to increase to a district min. 6/12 from the current 4/12 roof pitch.

Small details add to the "cottage look" including a historic looking new round top front door with a limestone surround, new black wood clad windows are complimented with dark grey cottage style shutters and flower boxes. A historic scaled dormer is added to the new roof, and the existing block chimney is extended taller and veneered with stone as well with historically accurate terracotta chimney "pots"

The existing free-standing garage is renovated to align with the main existing home, and the improvements above are mirrored to it as well as using new "carriage" type new garage door with glass and detailing.

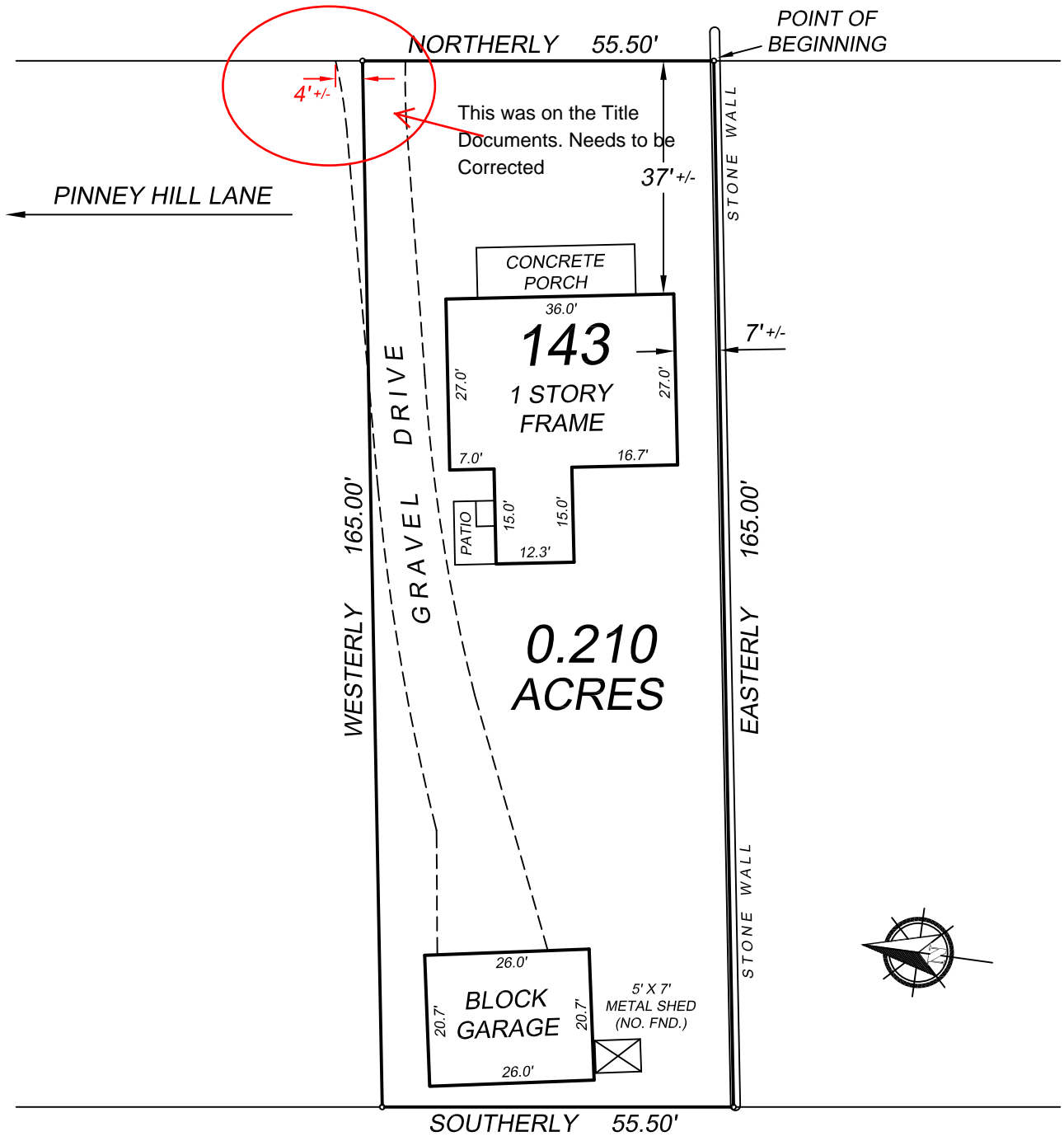
HOY LAND SURVEYING  
 1767 McCorkle Blvd #1767  
 Westerville, Ohio 43086  
 Phone: 614-679-1186



JOB NUMBER #: 4999-2025 S DATE OF DRAWING 11-26-25

CERTIFIED TO NORTHWEST SELECT TITLE AGENCY, LLC  
 LENDER N / A BUYER CKC CAPITAL LLC  
 LEGAL DESC. 0.210 ACRES ~ CITY OF DUBLIN INST. 201705180066921  
 CITY/TWP. DUBLIN COUNTY FRANKLIN DRN. KLH CK. SJH DRAWING SCALE 1" = 25'  
 FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0151K MAP DATE 06-17-08

# S. RIVERVIEW STREET 50'



**ENCROACHMENT INFORMATION**  
**GRAVEL DRIVE OVER PROPERTY LINE**

I / WE HAVE RECEIVED A COPY OF THIS SURVEY  
 AND FIND THE CONDITIONS ACCEPTABLE.

\_\_\_\_\_  
 BUYER / OWNER  
 \_\_\_\_\_  
 BUYER / OWNER

We hereby certify that the foregoing **MORTGAGE LOCATION SURVEY** was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner / buyer for any purpose including but not limited to erecting fences or structures of any kind nor to establish property lines. Fences are only shown when not in substantial conformance with the legal description. A boundary survey would be needed to determine if any minor fence encroachments exist. Easements shown on this plat were taken from the subdivision plat of record or furnished by the client. Additional easements affecting this property may exist.

By Steven J. Hoy



000085

273-000063

273-013083

273-000078

273-000067

158

273-009732

1

273-000090

137

273-000118

143

273-000141

179

273-000144

185

134

273-012746

273-000139

170

180

273-000415

NS ST

S RIVERVIEW ST

ST

171.30

178.5

181.5

175.93

136

119

49.5

25.91

10

62

112.5

112.5

168.92

178.5

165

175.93

193.72

273-000118

143

165

163.18

165.67

95.05

273-000139

170

273-000141

179

90.31

107.05

S RIVERVIEW ST

95.05

142.9

780 ft

273-000067

158

181.6

147.53

273-009732

1

75.00

82.80

273-000144

185

168.90

203.17

67.98

97.50

ST

180

273-000415

222.00

186.4

147.40

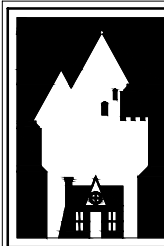
7.80

35.60

347.48

299.16

148.00



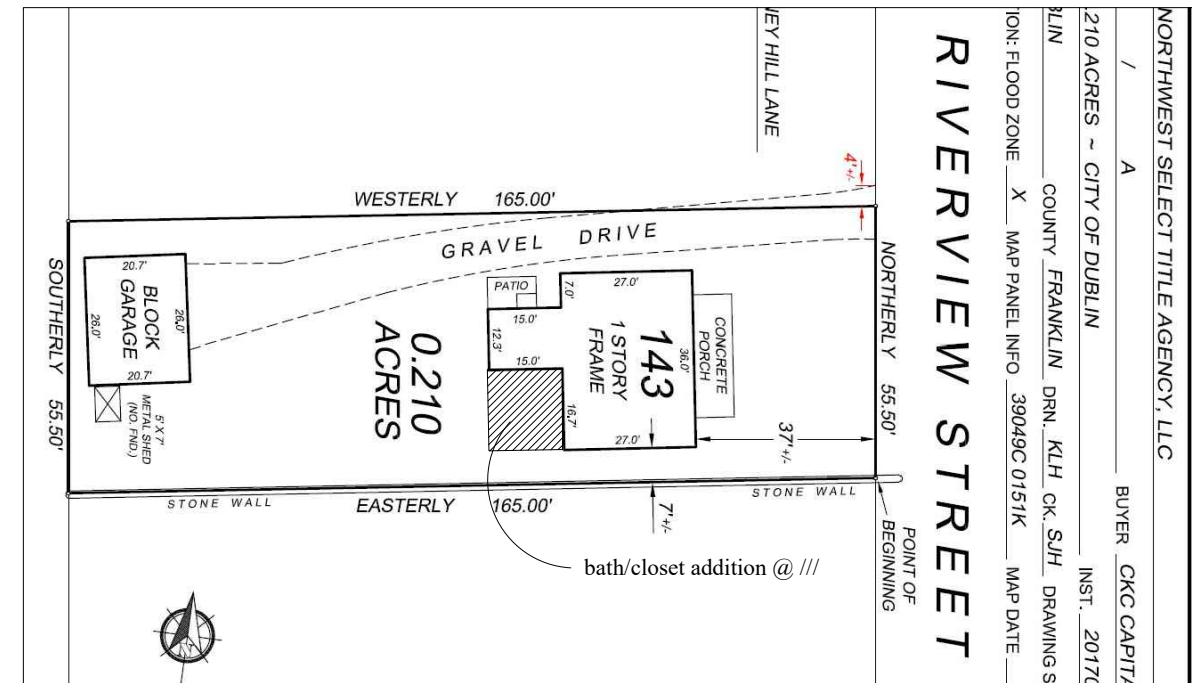
**C. David Johnson**  
A. I. A.  
**ARCHITECT**  
"cottage to castle..."  
email: cdavidaia@aol.com  
cell: 614-330-5266  
studio: 8965 Coe Dr.  
Plain City, Ohio 43064  
Architectural Design, Land Planning  
Renderings, New Build and Renovation



existing garage before



existing garage after

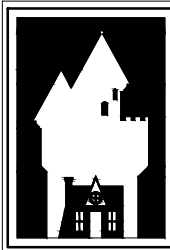


existing home before



existing home After

143 S. Riverview St., Renovation/additon  
Crum Residence



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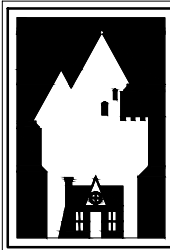
proposed left side and rear of renovated existing home



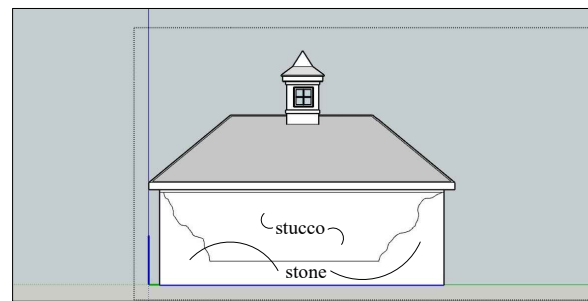
proposed rear of renovated existing home



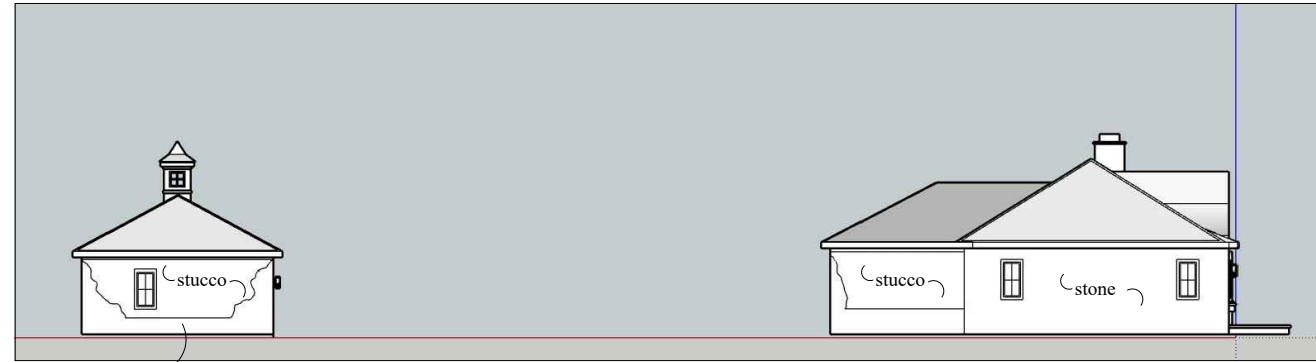
proposed right side and rear of renovated existing home



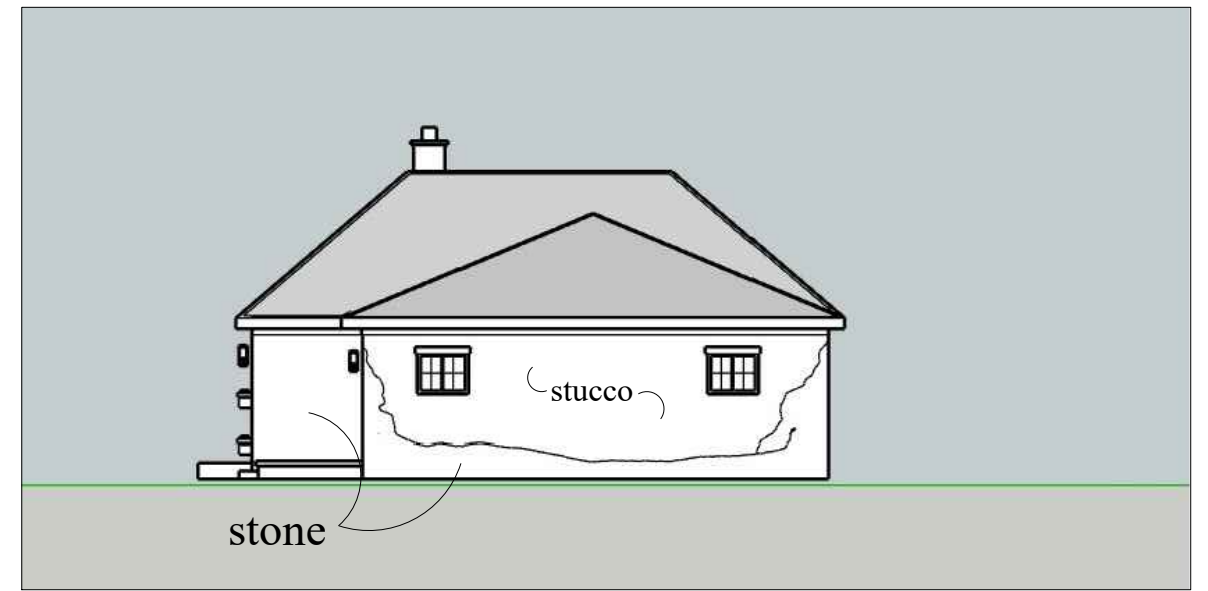
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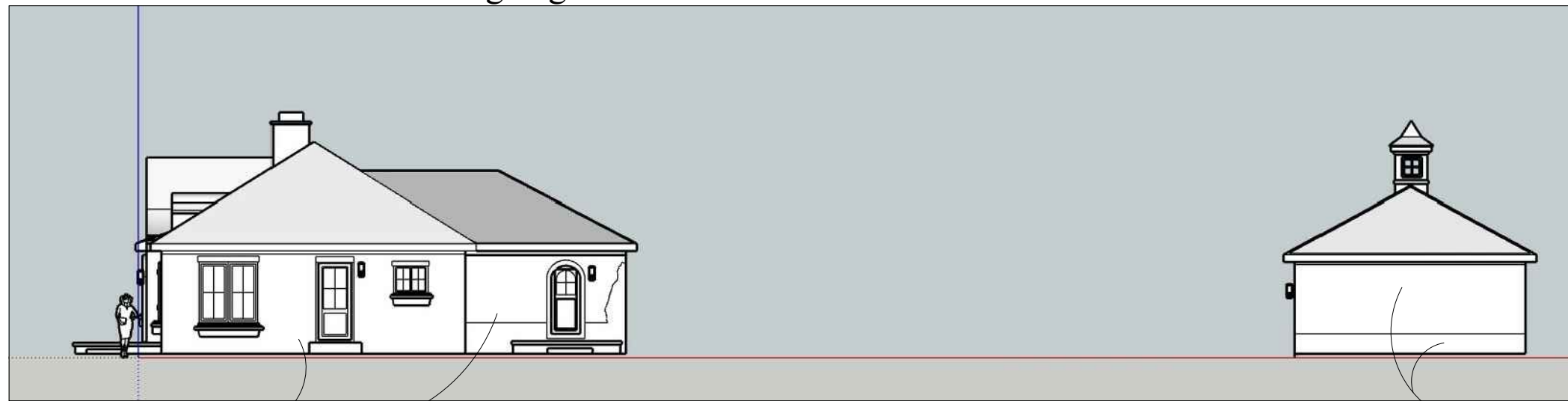
renovated garage rear elevation



renovated home & garage left side elevation



renovated home rear elevation



renovated home & garage right side elevation



renovated garage front elevation



renovated home front elevation





SPRINGVIEW



