

RE-IMAGINING 100-112 S. RIVERVIEW ST., THE DUBLIN HISTORIC DISTRICT

Submission for informal review to the Dublin Architectural
Review Board

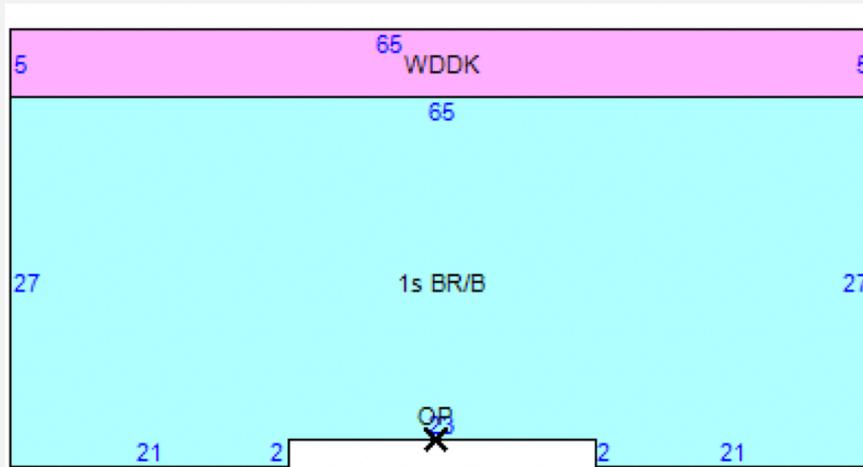
Presented by: Neil & Patricia Widerschein, Dublin Residents,
with Coppertree Homes

THE CURRENT TWO-FAMILY STRUCTURE



THE CURRENT TWO-FAMILY STRUCTURE

- Two family house licensed for rental
- Built in 1966 - brick ranch design
- 3409 total finished sq. ft. – 1709 sf above grade, 1700 sf below
- Approximately 65' wide by 27' deep plus a 325 sf deck along the back



THE CURRENT TWO-FAMILY STRUCTURE

- According to the tax records and visual examination there have been no significant renovations
- Foundation – low course per the era prevents significant renovation into livable space, also appears to be crumbling
- Lead paint, asbestos, and aluminum wiring will significantly affect the feasibility and cost of renovation
- Home was not built for central air conditioning, only window units
- Roof needs total replacement
- Brick is deteriorating
- All windows need to be replaced
- Deck needs to be replaced
- Home is divided into two rental units which would necessitate a wholesale change of the interior including all interior walls, ceilings, flooring, etc – essentially a new home

SIDE VIEW/BRICK ISSUES



- Not constructed for central A/C
- Deck stair blocking basement window



- Example of foundation issues



- Brick issues – the industry source we contacted has not been able to identify the source of this but suggest it may have need an unsuccessful attempt to repair crumbling masonry or an organic issue.

DECK & WINDOWS DETERIORATED,
WINDOWS PLACED AT GRADE



INTERIOR CONFIGURED FOR TWO APARTMENTS



ADJACENT HOMES - ACROSS



ADJACENT HOMES - ACROSS



ADJACENT HOMES – NEXT DOOR



ADJACENT HOMES – TWO LOTS AWAY



NEARBY HOMES – HISTORIC & NEW



OUR PROPOSAL: DEMOLISH & REBUILD

- Demolish the existing two-family rental property
- Build a single family home that significantly enhances the neighborhood and District.
- Architecture that compliments, but doesn't duplicate, the neighboring homes and respects the intent of the district
- Scale that's consistent with the existing footprint and neighboring homes
- Materials that are natural and consistent with the Historic Residential District guidelines

CONSIDERATIONS FOR DEMOLITION

***MAYBE:** No architectural and historic features significant to the character of the area.*

- The home is designated as “contributing” to the area and we question whether that was an accidental designation.

***YES:** No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists*

- This will require massive investment to convert this to a desirable single family home inclusive of raising the height to accommodate a livable lower level along with replacement of every major component of the home. The cost per s/f will dissuade any potential buyer resulting in a permanent two family structure.

***NO:** Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.*

- It can be restored to an updated version of its current use.

***YES:** The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity; or the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.*

- This will significantly improve the district. We have met with a number of neighbors who enthusiastically support the demolition and rebuilding of this property, especially in light of our intent to enhance the neighborhood and historic district.

INITIAL CONCEPT – FRONT ELEVATION



WIDERSCHEIN

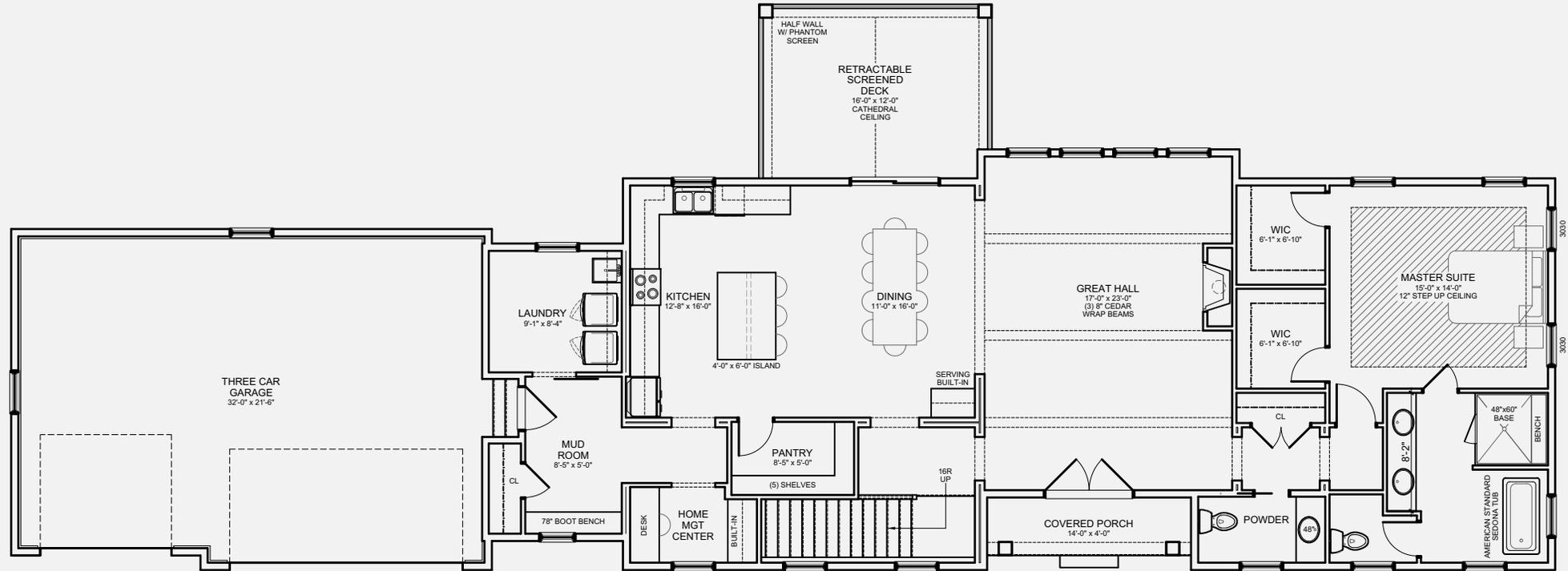
FRONT ELEVATION
DATE: SEPTEMBER 26, 2018
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INITIAL CONCEPT



- Cottage style architecture featuring stone and wood in the tradition of the area
- Ranch design with connector to garage, Main: 1885 s/f, Lower: 1435 s/f
- Footprint: 27' x 106'; Height: 23' 10.25"
- Possibility of making the main structure slightly wider and deeper depending on setback requirements to have reasonable driveway as a part of site plan
- Seeking input from the Architectural Review Board on demolition and initial plan concept

INITIAL CONCEPT – MAIN FLOOR



WIDERSCHWEIN

FIRST FLOOR = 1882 S.F.
10 FOOT CEILING
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THANK YOU

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