

# 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-8837-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA- 8837-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 2		Picture No.(s) 27						
6.Specific Address or Location 53 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1920		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material CONCRETE BLOCK		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME		
				19. Architect or Engineer		32. Roof Type & Material GABLE/ASPH. SHINGLE		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440900 Zone Easting Northing				19a. Design Sources		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				20. Contractor or Builder		34. Exterior Wall Material(s) STAG. BUTT WOOD SHG		
11. On National Register? No				21. Building Type or Plan		35. Plan Shape		
12. N.R. Potential?				22. Original Use, if apparent RESIDENCE		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist? Yes				23. Present Use RESIDENCE		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		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 40 X 30		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				25. Owner's Name & Address, if known		39. Endangered? No By What?		
16. Property Acreage				26. Other Surveys in Which Included		40. Chimney Placement EXTERIOR/END WALL		
17. Other Surveys in Which Included				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 25/70		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Small early 20th century building with a gable roof, one-over-one windows and wood shingle siding. The shed-roofed rear wing appears to be original, as is the porch.						PHOTO 		53 N. RIVERVIEW
43. History and Significance (Continue on reverse if necessary) This small-scale residence contributes to the scale and character of N. Riverview. It appears to be little altered.								
44. Description of Environment and Outbuildings (See #52) Located on a corner lot at the north end of N.Riverview. A garage with vertical wood siding is located at the rear.						46. Prepared by NANCY RECCHIE		
45. Sources of Information observation						47. Organization BDR&C		
						48. Date Recorded in Field 3/03		
						49. Revised by		
						50. Date Revised		
						50b. Reviewed by		

**Parcel** 273-000098      **Address** 53 N Riverview St      **OHI** FRA-8837-1

<b>Year Built:</b> Ca.1920	<b>Map No:</b> 116	<b>Photo No:</b> 1701-1704 (7/9/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Single family house
<b>Style:</b> Vernacular	<b>Foundation:</b> Concrete block	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/asphalt shingle	<b>Exterior Wall:</b> Wood shingle	<b>Symmetry:</b> No
<b>Stories:</b> 1	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Front gable porch on façade	<b>Chimney:</b> 1, Exterior, off ridge on south elevation	<b>Windows:</b> 1-over-1 Replacements

**Description:** The one-story house has a rectilinear footprint, resting on a concrete block foundation. The exterior walls are clad in wood shingles and the roof is sheathed in asphalt shingles. An open front-gable porch with wood posts and balustrade is on the south half of the façade. Within the porch is the front door. Windows are one-over-one replacements. A detached garage is west of the house.

**Setting:** The building is located on the west side of Riverview St at its intersection with North St. It is one in a row of late-nineteenth/early twentieth century residences. A stone wall extends along the roadside.

**Condition:** Good

**Integrity:** Location: Y Design: Y Setting: Y Materials: N  
 Workmanship: N 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 and is recommended as 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



53 N Riverview St, looking southwest



53 N Riverview St, garage, looking northwest

# OHIO HISTORIC INVENTORY

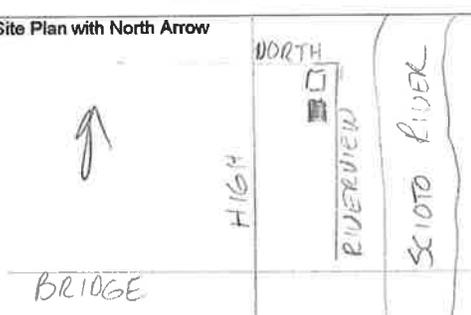
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1.No. FRA-8836-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA- 8836-1
3.Location of Negatives CITY OF DUBLIN		5.Historic or Other Name(s)						
Roll No. 2	Picture No.(s) 28							
6.Specific Address or Location 45 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1880		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design vernacular		30. Foundation Material COURSED RUBBLE		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME		
				19. Architect or Engineer		32. Roof Type & Material Gable/St.Seam METAL		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319900 4440870 Zone Easting Northing				22. Original Use, if apparent RESIDENCE		33. No. of Bays Front 2 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) ALUMINUM SIDING		
11. On National Register? No		12. N.R. Potential?		24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		35. Plan Shape IRREG.		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		25. Owner's Name & Address, if known		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
15. Name of Established District (N.R. or Local) DUBLIN HISTORIC DISTRICT				26. Property Acreage		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
				27. Other Surveys in Which Included		38. Building Dimensions 35 X 35		
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) This is a very modest late 19th century building with a gable roof, two-over-two windows and a later front porch and a room added in the ell.						39. Endangered? No By What?		
43. History and Significance (Continue on reverse if necessary) This building contributes to the scale and village character of N. Riverview.						40. Chimney Placement OFF CENTER/RIDGE		
44. Description of Environment and Outbuildings (See #52) The building is located on a landscaped lot with a frame garage with wood siding.						41. Distance from and Frontage on Road 30/50		
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		



PHOTO

FRA-  
8836-1

FRANKLIN

45 N. RIVERVIEW

**Parcel** 273-000073      **Address** 45 N Riverview St      **OHI** FRA-8836-1

<b>Year Built:</b> 1900	<b>Map No:</b> 116	<b>Photo No:</b> 1705-1711 (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/standing seam metal	<b>Exterior Wall:</b> Aluminum	<b>Symmetry:</b> No
<b>Stories:</b> 1	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Shed roof porch on façade	<b>Chimney:</b> 1, Interior, on ridge of front gable	<b>Windows:</b> 2-over-2 Original wood sashes, and 1-over-1 replacements

**Description:** The one-story gabled-ell house has an L-plan footprint and a cross-gable roof. The building is expanded by a one-story flat-roof component at the façade juncture of the gable and ell. Stretching across the addition is an open shed-roof porch, with concrete deck and wrought iron posts. The exterior walls are clad in aluminum and the roof is sheathed in asphalt shingles. Most windows are two-over-two wood sashes, except on the addition, which are one-over-one. A gable roofed ancillary building is west of the house near the alley, as is a privy.

**Setting:** The building is located on the west side of Riverview Street. It is one in a row of nineteenth century residences.

**Condition:** Good

**Integrity:** Location: Y Design: Y Setting: Y Materials: N  
 Workmanship: N 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 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



45 N Riverview St, looking northwest



45 N Riverview St, ancillary structure, looking northeast

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SOCIETY

SINCE 1885

1.No. FRA-8835-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA- 8835-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 2		Picture No.(s) 29						
6.Specific Address or Location 37 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1920		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material RUBBLED STONE		
8. Site Plan with North Arrow  				18a. Style of Addition or Elements(s)		31. Wall Construction FRAME		
				19. Architect or Engineer		32. Roof Type & Material GABLE/ASPH. SHINGLE		
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440860 Zone Easting Northing				19a. Design Sources		33. No. of Bays Front 3 Side 3		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		34. Exterior Wall Material(s) WIDE BEVELED SIDING		
11. On National Register? No				21. Building Type or Plan		35. Plan Shape RECT		
12. N.R. Potential?				22. Original Use, if apparent RESIDENCE		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist? Yes				23. Present Use RESIDENCE		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		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 35 X 30		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)				25. Owner's Name & Address, if known		39. Endangered? No By What?		
16. Property Acreage				26. Other Surveys in Which Included		40. Chimney Placement INTERIOR/END WALL		
17. Other Surveys in Which Included				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 35/50		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Simple early 20th century building with gable end facing the street, six-over-one windows, front porch, screened porch at rear and rear lean-to wing that appears to be original.						 PHOTO		37 N. RIVERVIEW
43. History and Significance (Continue on reverse if necessary) This building maintains the scale and residential character of N. Riverview.								
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a small wood shed in the rear yard.								
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		

**Parcel** 273-000042      **Address** 37 N Riverview St      **OHI** FRA-2545-1

<b>Year Built:</b> Ca.1850	<b>Map No:</b> 116	<b>Photo No:</b> 1712-1714 (7/9/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Single family house
<b>Style:</b> Hall and Parlor	<b>Foundation:</b> Stone	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/asphalt shingle	<b>Exterior Wall:</b> Clapboard	<b>Symmetry:</b> No
<b>Stories:</b> 1.5	<b>Front Bays:</b> 3	<b>Side Bays:</b> 3
<b>Porch:</b> Masonry deck with wrought iron railing on façade, shed roof porch on south elevation	<b>Chimney:</b> 1, Interior, on ridge near north side of house	<b>Windows:</b> 6-over-1 Wood sashes

**Description:** The one-and-one-half-story house has a rectilinear footprint expanded by a rear addition and shed-roof porch on the south elevation. The building rests on a fieldstone foundation, the walls are clad in clapboard siding, and the side-gable roof in asphalt shingles. The front door is centered on the façade, which opens to a masonry deck with a wrought iron railing. Windows are six-over-one wood sashes.

**Setting:** The building is located on the west side of Riverview St north of Wing Hill Ln. It is one in a row of late-nineteenth/early twentieth century residences. A privy is behind the house.

**Condition:** Good

<b>Integrity:</b>	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 property is within the boundary and recommended contributing to 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.

<b>District:</b> Yes	Local Historic Dublin district	<b>Contributing Status:</b> Recommended contributing
<b>National Register:</b>	Recommended Dublin High Street Historic District, boundary increase	<b>Property Name:</b> N/A



37 N Riverview St, looking northwest



37 N Riverview St, looking west

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SINCE 1885

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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

**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

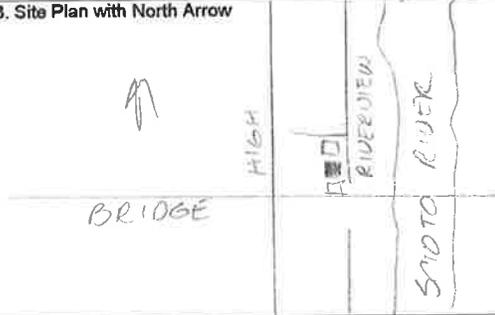
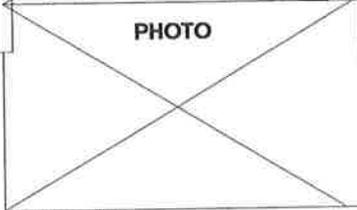
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3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)			
Roll No. 2		Picture No.(s) 32					
6.Specific Address or Location 17 N. RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1910		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material ROCK FACED BLOCK	
8. Site Plan with North Arrow 				18a. Style of Addition or Element(s)		31. Wall Construction FRAME	
9. U.T.M. Reference Quadrangle Name NW COLUMBUS 17 319900 4440830 Zone Easting Northing				19. Architect or Engineer		32. Roof Type & Material GABLE/ST. SEAM METL	
10. <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				19a. Design Sources		33. No. of Bays Front 3 Side 2	
11. On National Register? No				20. Contractor or Builder		34. Exterior Wall Material(s) PAINTED WOOD SH.	
12. N.R. Potential?				21. Building Type or Plan BUNGALOW		35. Plan Shape RECT.	
13. Part of Estab. Hist. Dist? Yes				22. Original Use, if apparent RESIDENCE		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
14. District Potential?				23. Present Use RESIDENCE		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)				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions 45 X 30	
				25. Owner's Name & Address, if known		39. Endangered? No By What?	
				26. Property Acreage		40. Chimney Placement CENTER/ON RIDGE	
				27. Other Surveys in Which Included		41. Distance from and Frontage on Road 35/65	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) This early 20th century bungalow features a wood shingle exterior, three-over-one and one-over-one windows, a central entrance and large integrated front porch.						 <p>PHOTO</p>	
43. History and Significance (Continue on reverse if necessary) This is a very well-preserved early 20th century residence in the historic area of old Dublin.							
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a garage with vertical siding at the rear.						46. Prepared by NANCY RECCHIE	
45. Sources of Information observation						47. Organization BDR&C	
						48. Date Recorded in Field 3/03	
						49. Revised by	
						50. Date Revised	
						50b. Reviewed by	

FRA-8833-1

FRANKLIN

17 N. RIVERVIEW

**Parcel** 273-000107      **Address** 17 N Riverview St      **OHI** FRA-8833-1

<b>Year Built:</b> 1927	<b>Map No:</b> 116	<b>Photo No:</b> 1722-1725 (7/9/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Single family house
<b>Style:</b> Craftsman	<b>Foundation:</b> Concrete block	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/standing seam metal	<b>Exterior Wall:</b> Wood shingle	<b>Symmetry:</b> No
<b>Stories:</b> 1.5	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Shed roof extending across façade, partially enclosed	<b>Chimney:</b> 1, Exterior, off ridge near northeast corner of north elevation	<b>Windows:</b> 3-over-1 Wood sashes

**Description:** This one-and-one-half-story Craftsman-style house has a rectilinear footprint, resting on a concrete block foundation. The side-gable roof is sheathed in standing seam metal, and pierced by a shed dormer on the façade slope. A shed roof porch spans the width of the façade. The southern third of the porch is enclosed, and the northern two-thirds is open, with battered posts supporting the roof. The front door is centered on the façade within the porch. Windows are three-over-one wood sashes flanked by fixed shutters. West of the house is a detached garage with a gable roof, wood-siding, and hinged doors over the vehicular bays.

**Setting:** The building is located on the west side of Riverview St in the old village core of Dublin. It is one in a row of late-nineteenth/early twentieth century residences. A stone retaining wall extends along the streetside.

**Condition:** Good

<b>Integrity:</b> Location:	Y	Design:	Y	Setting:	Y	Materials:	Y
Workmanship:	Y	Feeling:	Y	Association:	Y		

**Integrity Notes:** The building has excellent integrity.

**Historical Significance:** The building is within the boundaries of the City of Dublin’s local Historic Dublin district. The property is also recommended contributing to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

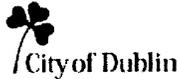
<b>District:</b> Yes	Local Historic Dublin district	<b>Contributing Status:</b> Recommended contributing
<b>National Register:</b>	Recommended Dublin High Street Historic District, boundary increase	<b>Property Name:</b> N/A



17 N Riverview St, looking southwest



17 N Riverview St, garage, looking northeast



Land Use and Long  
Range Planning  
5800 Shier Rings Road  
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**ARCHITECTURAL REVIEW BOARD**

**BOARD ORDER**

**NOVEMBER 15, 2012**

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

**3. BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment –  
40 Blacksmith Lane, 17, 27, 37, 45, and 53 N. Riverview Street  
12-063ARB-BSC Demolition**

Proposal: Demolition of six existing residential structures located on the west side of North Riverview Street between Bridge Street and North Street on six parcels zoned BSC Historic Core District.  
Request: Review and approval of demolition under the provisions of Zoning Code Section 153.176.  
Applicant: Gerry N. Bird, Bird Houk Collaborative, a Division of OHM  
Planning Contact: Dan Phillabaum, AICP, ASLA, Senior Planner  
Contact Information: (614) 410-4662; dphillabaum@dublin.oh.us

**MOTION:** Bob Dyas made a motion, seconded by Tasha Bailey, to approve the following request for Board Order for Demolition with conditions, as the applicant has effectively demonstrated two of the four standards for Demolition as required by Code, with one condition:

1. Demolition will not occur until:
  - (a) City approval of a proposed design;
  - (b) Resolution with the City of Dublin on two sites along the river, agreement for improvements to Blacksmith Lane and agreement on several land related issues, i.e. right-of-way revisions, power lines and other normal development issues; and
  - (c) Building Permits issued.

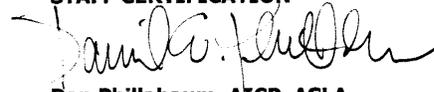
**VOTE:** 3 – 2.

**RESULT:** This demolition application was approved.

**RECORDED VOTES:**

Robert Schisler	No
Bob Dyas	Yes
Tom Currie	Yes
Tasha Bailey	Yes
William Souders	No

**STAFF CERTIFICATION**

  
**Dan Phillabaum, AICP, ASLA  
Senior Planner**

~~foot projecting sign located on the front of the building with one of the same shape, size, and character with a circle in the middle, using the same brackets. He presented photographs of the existing sign showing it was entirely over the plant material and did not expand out to the sidewalk. Mr. Gunderman said the Administrative Departure requested is to permit the projecting sign to be located 11 feet north of the front entrance where the existing sign bracket is installed which does not meet the Code. He said the proposed 3.7-square-foot window sign complies with Code.~~

~~Mr. Gunderman said this proposal, meets the applicable Minor Project Review Criteria with an Administrative Departure. He said the applicable review criteria are met, and the Administrative Review Team has recommended approval of this application with that Administrative Departure.~~

~~Tom Currie asked to see the old sign and the proposed sign. He asked if the previous sign was square. Dan Phillabaum said it previously was a circle.~~

~~Mr. Currie said the previous sign had a black border around the outside of the circle. He suggested the ReMax sign might stand out more if it had 1/2 to 3/4-inch white ring around the outside.~~

~~Kurt Novak, Remax, 5671 Sheehan Court, Dublin, Ohio, said it actually had a white circle, a green area, and the text was black with a white edge around it, similar to the black edge on the previous sign. He said the white circle did not show up well on the diagram provided.~~

~~William Souders asked if photographs of homes for sale would be placed in the windows. Mr. Novak asked it be clarified if real estate offices were permitted to do display photographs of houses in windows. He said if other offices were allowed to do it, they would like to display houses for sale also. He said however, that was not their plan.~~

### **Motion and Vote**

~~William Souders made a motion, seconded by Bob Dyas, to approve the following Minor Project Review with one Administrative Departure:~~

- ~~1) The projecting sign be permitted to be located 11 feet north of the front entrance where the existing sign bracket is installed, instead of within 6 feet as required by Zoning Code Section 153.065(H)(7).~~

~~The vote was as follows: Ms. Bailey, yes; Mr. Schisler, yes; Mr. Souders, yes; Mr. Dyas, yes; and Mr. Currie, yes. (Approved 5 – 0.)~~

### **3. BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment 40 Blacksmith Lane, 17, 27, 37, 45, and 53 N. Riverview Street 12-063ARB-BSC Demolition**

Dan Phillabaum presented this application requesting a Board Order for Demolition of six houses on North Riverview Street to facilitate the development of a mixed use proposal. He said the sites are located between North Blacksmith Lane and North Riverview Street, north of East Bridge Street and south of North Street.

Mr. Phillabaum said that the ARB had previously provided feedback for a mixed-use redevelopment proposal at this location in 2010, and the applicant has continued to revise his proposal since that time. He said before the applicant can proceed with the necessary applications to redevelop this site under the Bridge Street Code provisions, a determination must be made whether the six existing structures can be demolished to facilitate that development.

He presented the Code Criteria that must be demonstrated by an applicant requesting a Board Order for Demolition. He said there were two options:

- 1) The applicant can demonstrate an economic hardship or unusual or compelling circumstances, or
- 2) To demonstrate that at least two of the four conditions prevail:
  - a) The structure contains no features of architectural and historic significance to the character of the area in which it is located.
  - b) There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.
  - c) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.
  - d) 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 [emphasis added], 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.

Mr. Phillabaum clarified that the Board is not being asked to approve the proposed mixed-use development. He reiterated that the details of the proposed mixed-use development would have to come back to the Board for approval.

Mr. Phillabaum said that the six structures were constructed between the Mid-1800s and the Early 1900s. He said they all have outbuildings along North Blacksmith Lane, and all of the homes face the Scioto River along North Riverview Street. He described the individual characteristics of each of the six structures including the year built, form and architectural style.

Mr. Phillabaum said that the applicant has provided documentation to address each of the conditions for Demolition, and has brought his consultant team to answer questions regarding the information provided with respect to each of the Code required conditions that must be met.

Mr. Phillabaum said that to demonstrate an economic hardship, the applicant had provided data to indicating that these rental structures were having a negative cash flow, that the properties were acquired at a higher value than the present value, and that the combined property, when redeveloped, would have greater value than each house individually.

Mr. Phillabaum explained that typically the criteria to demonstrate an economic hardship have been applied to situations where an individual property owner is not economically capable to make a necessary improvement to their property in a manner that meets the requirements of the ARB Code or the *Historic Dublin Design Guidelines*. He said the Administrative Review Team determined that as the information presented by the applicant treats the properties as a group, and does not demonstrate a true economic hardship, as this portion of the Code has been historically interpreted.

Mr. Phillabaum addressed the second option, 'To demonstrate that at least two of the four conditions prevail':

**Condition 1: The structure contains no features of architectural and historic significance to the character of the area in which it is located.**

Mr. Phillabaum said the applicant's consultant researched the background of these houses and provided accurate descriptions of each that build upon the Ohio Historic Inventories. Mr. Phillabaum said that the consultant describes that these structures have been physically cut off from the historic residences on South Riverview due to the raised grade of Bridge Street when the bridge was rebuilt in the 1930s. He said the consultant states that this has left an insufficient critical mass to produce a viable neighborhood with these six houses alone.

Mr. Phillabaum said the applicant's consultant had also provided excerpts taken the original 1979 application to the National Register for Historic Places, which placed the Dublin/High Street District on the Register. He said the application described the properties on the north side of Bridge Street as lacking the same significance as those to the south, due to the number of post World War II and non-contributing cinderblock structures present, and generally described it as a hodgepodge of building types. He said it was also noted by the consultant that the style of these houses are of a lesser architectural quality than those on South Riverview Street, as these are generally wood-framed, wood-clad structures compared to the predominance of brick and stone structures on South Riverview Street.

Mr. Phillabaum said this was one of the more subjective criteria in the Code, and the ART discussed this at great length and were unable to reach a definitive determination. He said some members of the ART concurred with many of the applicant's points, including that individually, the houses do lack a historical or architectural significance, they are physically isolated, and there an insufficient mass to create a neighborhood. Mr. Phillabaum said the alternative viewpoint among the ART was that when these homes are taken as a whole, they create a village-scaled streetscape and possess a modest character that is typical of Dublin's past. He said the ART also noted that the relative scarcity of remaining pre-World War II structures north of Bridge Street heightens the importance of these structures in this quadrant of the City. He said generally, there was an overemphasis by the consultant on the omission of these properties from the 1979 National Register for Historic Places application. Mr. Phillabaum said Dublin's early development history as a rural village produced typically modest vernacular structures, when compared to other areas of central Ohio that experienced greater levels of investment. He noted that the ART believed that the ineligibility of these structures to be included on the National Register of Historic Places should not be the sole determinant of whether a structure is worthy of preservation. Mr. Phillabaum reiterated that based on these differing but equally valid perspectives, the Administrative Review Team did not make a determination on Condition 1 being met.

**Condition 2: There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.**

Mr. Phillabaum said that the applicant hired a real estate expert to conduct an analyses on these structures in an 'as is' condition, and in an 'as renovated' condition. He summarized that in both scenarios the maintaining or renovating the structures resulted in rent increases or sale prices that would not be achievable in the market. The applicant's consultant therefore determined that based on this analysis the structures as existing or as they might be renovated did not represent a viable investment, either as rentals or as for sale properties.

Mr. Phillabaum said that the ART reviewed this information and determined that the financial analysis provided was accurate based on existing income and expense information provided, and based on the assumptions used for renovation costs, etc., that led to the necessary rent increase. He said lastly, the

ART considered the difficulty in finding six separate buyers willing to put significant investment into each of these homes. Mr. Phillabaum said that the Team determined that Condition 2 had been met.

**Condition 3: Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.**

Mr. Phillabaum said the information provided by the applicant for this Condition responded more to market obsolescence and the current conditions of the properties, rendering them too expensive to restore.

Mr. Phillabaum said that the ART looked at this as more evidence of Condition 2 being met, and not really speaking to the level of deterioration of the structures. He said based on a visual inspection, it was determined by the ART that the degree of deterioration is not beyond economic feasibility to restore, and the owner's ability to maintain renters in these houses indicates that they are at least minimally habitable. He said the ART determined that Condition 3 is not met.

**Condition 4: 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 [emphasis added],**

**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.**

Mr. Phillabaum explained that if either part of this condition were demonstrated, the condition would be met. Mr. Phillabaum said that the applicant has provided conceptual exhibits for the redevelopment of the properties as mixed-use development. He said that the ART did not believe the first part of the Condition was met, but that the second part of the Condition had been demonstrated. He said that the applicant's concept demonstrates many of the objectives and principles for this area of the city outlined in the *2007 Community Plan* and the *Bridge Street Vision Report*.

Mr. Phillabaum presented the conceptual elevations of the proposal and noted that they would be reviewed for consistency with the Bridge Street Code by the ART after further refinement. He said the concept was for two stories of commercial development along Bridge Street with parking beneath, with three floors of residential uses along North Riverview also with parking beneath. He presented perspective views of the proposal provided by the applicant.

Mr. Phillabaum presented the Historic District Area Plan from the *2007 Community Plan* which envisioned for this quadrant a future parking terrace serving mixed-uses along the Scioto River, mixed-use infill fronting a pocket park on North Street, commercial use of the residential structure at the terminus of North Street, public access to a boardwalk and river trail system, integration of multi-story residential units overlooking the Scioto River, and a pedestrian bridge over the Scioto River.

Mr. Phillabaum said that the *Bridge Street Vision Report* also recommended for this area near-term pedestrian and parking improvements, mixed-use development with an emphasis on housing that is sensitive to the surrounding natural areas and neighborhoods, and avoiding negative impacts to the surrounding context.

Mr. Phillabaum said that the Administrative Review Team determined that two of four Conditions for Demolition had been demonstrated by the applicant and that the ART recommends approval of the request for Board Order for Demolition with the condition that demolition will not occur until City approval of a proposed design and the two self-imposed by the applicant conditions, that resolution with the City on two sites along the river agreement for improvements to Blacksmith Lane and agreement on several land related issues, right-of-way revisions, power lines, and other normal development issues, and that demolition will not occur until building permits are issued.

Mr. Schisler noted that the Auditor's site indicated that there are two separate owners of the houses, and as best he could tell, two of the houses had been owned since 1988. He said that these two were making money and viable as they were based on what the applicant had provided. He said they could be also be put up for sale to make money.

Gerry Bird, Bird Houk Collaborative Architects, a Division of OHM, 4063 Harold Square, Dublin, Ohio said that was not true. He said on the income and expense basis, he also submitted a submittal letter in the addendum that added \$20,000 worth of labor on the part of the owners which was not in the original analysis.

Mr. Schisler noted that they paid \$74,000 each for two houses and that those could be rented out to make money. He said the other four homes were purchased for a substantially higher amount. He asked if when they were bought, money could be made by renting them.

Mr. Bird said that the market has changed substantially.

Mr. Schisler asked if the rents in the area had dropped significantly since they were purchased in 2005.

Mr. Bird said he believed that the rents have not increased, but expenses and taxes have increased substantially.

Mr. Schisler said that at the value the homes were purchased for at that time, they could not have made money renting them. He said he was sorry, but that was the owners' decision to do that.

Mr. Bird said that there were very few circumstances in Dublin where you can put sites together. He said some of the sites at the end of the process, were probably purchased for more than they were worth to put assemble the complete blocks. He said the sum of the total is greater than the pieces and parts.

Mr. Schisler said that he did not believe that the Code at that time permitted assembling sites together that could be over one acre. He said now the Code has changed.

Mr. Bird offered his appraiser to review his evaluation.

Bob Dyas pointed out the fact that the properties were purchased with the intent to put the development together versus an investment in the properties individually.

Mr. Schisler said that some of the houses were not on the market and the owners were asked to sell.

Mr. Langworthy said to keep in mind that did not count against the applicants for the purposes of this request.

Mr. Schisler said the houses were all built pre-World War II, and that if what the consultant's expert said about the adjacent post World War II cinder block buildings diminishing the value, were true then if these are demolished, there is no Historic Core north of Bridge Street.

Mr. Langworthy suggested that since there was so much disagreement, it might be best to get the applicant's experts on the record so that both sides could be heard.

Mr. Souders noted that the majority of the homes were appraised at around \$130,000. He asked if they were being told that there was nobody in Dublin that would want to live in a \$130,000 house along the Scioto River and put \$20,000 to \$30,000 into it.

Brian Barnes, Brian W. Barnes and Company, 5900 Sawmill Road, Dublin, Ohio, said he was saying in order to take a \$130,000 house and renovate the property to a level to compete with other housing stock in the marketplace would take about \$110 per square foot to renovate, based on his estimates. He said \$20,000 to \$30,000, does not get a whole lot. He said based on what he saw and his understanding of the properties, once the renovation process is started in these older dwellings, one layer of the onion comes off and the next one comes up. He said the Auditor says they are worth \$130,000, but that does not mean a buyer says so. Mr. Barnes said these houses were at the end of their physical and/or economic life in his opinion.

Mr. Souders said that physical separation is not an issue to him because he viewed this as an entire historic district, and not that six houses are cut off. He said it is still the Historic District, so all of these homes and buildings could be said to have reached the end of their useful life. He said the fact that they are in the District means something and that allows them to keep going. He said it is not something that is not necessarily only monetarily based. He said for example, as an individual residence, he would buy a house for \$130,000 and he would add \$30,000 to \$50,000 as a start to get it livable. He said several of these homes could have great curb appeal with access and views to the river.

Mr. Souders said he understood the perspective that these do not have an economic value as they exist if the alternative is to generate a high volume mixed-use development, but he said as individual residences they still have a value and there are people that would want to live in the Historic District. He said he did not see that logic at all. He said he understood it from a developer's point of view, but he did not see how as individual homes they do not have any appeal or value.

Mr. Barnes said that may be true, but that was not really the scope of his work or report.

Mr. Schisler noted that none of the houses used for comparisons were on South Riverview Street, however people have purchased houses on Riverview Street, and they are redoing them. He said he was not sure what they paid for their houses, but there were people that were buying on that street and renovating two-bedroom bungalows and putting in large amounts of money and turning them into bigger residences. He said the houses on the comps provided were built between 1970 and 1990 in neighborhoods he was unfamiliar with. He said there was nothing regarding what people were paying to buy a historic house in the District to renovate and live in them or turn them into a rental/business

property. He said there were many places that sold in Historic Dublin during the last couple of years while the market was poor.

Mr. Souders said the buildings have no value for individuals to buy and live in, as private residences is essentially what was being said by Mr. Barnes.

Mr. Schisler said 27 North Riverview Street was purchased for \$74,000, was worth \$192,000, and could be sold to make money.

Mr. Barnes said that he had no clue as to the condition of the property was for \$74,000 or what the renovation was to make it worth \$192,000, so they do not really know what the bases is or if it would be profitable. He said he thought that was kind of a leap from an economic standpoint.

Mr. Bird said another issue was that it was purchased 25 years ago at that price and at 2 percent compounded, it was probably close to that \$192,000. He said if he invested \$72,000 25 years ago, potentially he would make money over that value, however after inflation and everything else, it is probably under water too.

Mr. Schisler said right now, that property makes money as a rental property and it is not losing money.

Mr. Bird said it did not make money if the additional maintenance he mentioned earlier was included. He said maintenance costs were not included originally because there were two staff people that the owners have who have spent about 40 percent of their time over the last year on these six properties and they have paid salaries outside, so that was not accounted for in the expense and income statement he provided. He said the houses that were purchased 25 years ago do not cash flow if the additional maintenance involved is included.

Mr. Schisler said the cash flow was based on rental. He asked if the houses had any value as private residences.

Mr. Bird said everything has value. He said it was a question of what is a reasonable value for a person to purchase the property and renovate it to an acceptable rental condition in the market. He said that in the present condition, the rent has to be raised 50 percent to pay the renovation bill which is not going to happen. He said obviously any landowner that is going to rent it for as high a rent as he can possibly get, so if they make improvements to it, not only do they have to raise the rent 50 percent, they have to cover the new improvements, plus they need to borrow the money to do it. He said as income producing properties, these homes do not work.

Mr. Schisler said in that respect most of the homes did not work from the day they were purchased.

Ms. Bailey said she thought the challenge the Board was having with the wording of Condition 2 is the word 'no reasonable.' She said that was a polarizing statement, so the condition was impossible to meet. She said there is always going to be a 'reasonable economic use.' She said reasonable is a matter of opinion and that is what the Board is struggling with. She was not sure they would find resolution and she was not sure that anything that the applicant can present will resolve the issue because of the way

that Condition is worded. She said she wondered why Condition 3 regarding deterioration was not applicable to the conversation based on what the Board is saying about damage and resale value.

Mr. Schisler said that the houses are being rented out and people are living in the houses.

Mr. Currie said regarding 'reasonable economic use' he was concerned that the proposal was to have office, retail, and residential uses, and the analyses was done using these houses strictly for residential use, and on North and South Riverview Street, there are homes converted to commercial, and it seemed like they should be looking at comparisons of rent for businesses to rent out those properties that have been converted into shops like there are on South High Street with bed and breakfasts with office buildings. He said to make it into a small cottage business area.

Mr. Bird said as retail, this area is never going to compete with what is on Bridge Street and High Street because it has no visibility and they are 12 feet below the Bridge Street surface, plus the Code requirements to upgrade these houses for commercial use would be astronomical. He said as a retail or commercial use, the Code requirements to bring them up to a viable use would be greater than for single-family residential.

Mr. Bird said these will continue being underperforming rental properties which may ultimately lead to significant deterioration. He said if they cannot maintain them viably on an income basis, they are going to do what they can to make them minimally habitable, but they are probably going to continue to under rent every year.

Mr. Schisler said the reality was that they created the non-reasonable economic value because they overpaid for the property. He said that under that thought process, anyone that wanted to buy a lot in Historic Dublin to construct a house, could overpay for it, rent it for a year, show that the economics don't work, and then demolish it. He said that it was neither his nor anyone else's in Dublin's fault that they overpaid for the houses. He said he owned rental property and he looked at the performance when he buys them to make sure that he is either breaking even or making money.

Mr. Bird the Code said 'no reasonable value.' He said Code was not looking at ten or twenty years ago, but today and forward.

Mr. Schisler said he thought if any one of these houses was put on the market at its tax appraised value, it would be sold.

Mr. Dyas asked what their mission as the Architectural Review Board was. He said it sounded like the Board was analyzing what the applicant has or has not done. He asked if whether or not the properties were purchased for the purpose of redevelopment or not should affect the way the Board is analyzing this.

Mr. Langworthy said he did not think so, but he could not tell the Board how to make that decision. He asked if in the report by Mr. Barnes the definition of financial feasibility came into play.

Mr. Barnes said the definition of financial feasibility is that the asset can produce enough income to support the use for which it was designed.

He said it had been his experience in the market that anybody that bought houses for investment purposes had to ultimately make money in one of two ways, either they had to have an inflating economy which pushed the value of the asset up over time, or they had to buy the asset at a deep enough discount to assure themselves that they could make money with either a distress sale or that kind of transaction. Mr. Barnes said that there is not generally any single-family dwelling that can be leased to make a high enough return over a consistent time period when you truly take into account reserves needed to cover short life building components that wear out over time, take care of interior décor items, clean and paint, and credit losses during the carry period of a vacant property, taxes, insurance, and everything else that goes on. Mr. Barnes said these properties are 100-year-old houses which have tiny or no closets, and galley kitchens. He said they did not know what the status was of the interior walls environmentally or the quality of the foundations. He said if he was a knowledgeable buyer, he thought there were many things that they did not know about these old houses, versus making a quantum leap at the Auditor's value as a true market value of these properties, if they are even mortgageable.

Ms. Bailey said she thought they were a little sideways on their mission. She said she understood where Mr. Barnes was coming from the standpoint that the wording was very challenging for both the applicant and the Board because it is a 'Yes' or 'No' situation. She suggested putting that aside. She said she did not believe that North Riverview Street could be compared to South Riverview Street because it was zoned differently, which she thought was for a good reason. She said the properties on South Riverview Street are very different from these six properties. She said the kind investments that residential buyers are making there, she did not think would not be made on North Riverview Street. She said as a South Riverview resident and as a Historic Dublin resident, she did not think that would not happen over there. Ms. Bailey said those properties are going to sit there as is, and they are going to move into Condition 3. She said they already have in the last ten years and she was not sure what they are going to do for the District, other than just be historic deteriorating buildings. Ms. Bailey said that she did not know that there was a winning proposition to be made with the wording of Condition 2. She suggested everyone putting that aside and really consider what they are discussing.

Mr. Souders said that the Board has been asked to evaluate the Demolition permit based on Conditions 2 and 4, so they have to consider their position on that

Mr. Phillabaum clarified that the Board needs to consider all four items, but that the two highlighted are the ones that the Administrative Review Team had determined were met by the applicant. He explained that the applicant has provided documentation attempting to address all four of the Conditions.

Ms. Bailey said it was impossible for the applicant to meet Condition 2 as it is vaguely worded. She said it was becoming a moot argument. She said if they can sell these properties for \$1, they cannot meet Condition 2.

Mr. Souders said the Board had to find if two out of the four conditions were met. He said as a group, he agreed with that Condition 1 was not met, and right now, Condition 3 is not met even though it may be moving towards it. He said there are only Conditions 2 and 4 for the Board to evaluate. He said the difficulty is that people can agree that it is probably true for Condition 4, even though it is a stretch.

Mr. Dyas asked what Mr. Souders considered as historical about the six structures.

Mr. Souders said they represent what Historic Dublin is, which is a set of older buildings that in and of themselves none are necessarily architecturally significant, but taken as a whole they are, this is a farm community, and those homes represented the style that Historic Dublin grew up on.

Mr. Dyas said he agreed on that, but he thought the condition of them took away from it.

Mr. Schisler said that these were part of the 200 lots that John Sells subdivided to sell the town of Dublin. He said those homes were built in 1890, 1900, 1921, 1890, and to him they are a part of the small park area where the spring is and where settlement began. He said he wished it was still connected to South Riverview Street, but it was not.

Mr. Bird said with this proposal, they came to the table and said that they were not proposing to tear anything down until they have approval of a replacement project, building permits, and financing. He said nobody wants an empty site. He said they are essentially saying that when it is ready to go is when those buildings would be demolished. He said they would not go through the rest of the process if the Board is going to say that they love and want to keep them forever. He reiterated that the two choices were slow deterioration or replacement consistent with the *2007 Community Plan* and the *Bridge Street Vision Report*. He said they want to be able to take the next step which is bringing the City a solution consistent with those adopted documents.

Mr. Currie addressed Condition 4, 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. He recalled when the Board originally saw this, there was approximately a 1.5 acre property on the east side of North Riverview Street included.

Mr. Bird explained that the owners also have the two parcels on the east side of North Riverview Street. He said one has the red house on it which no one is proposing to tear down and there may be a viable use for and the rest may be of interest to the City to own at some point to develop parkland along the river.

Mr. Currie asked if the location of these six buildings was critical to developing the mixed-use proposal or if they could be preserved and instead develop the area east of North Riverview Street.

Mr. Bird said that they did not want to block the river view, so he kept the proposed development on the west side of North Riverview Street which would allow the public street to front on the river.

Mr. Langworthy said he could not see any feasible way they could do what Mr. Currie suggested. He said part of the area has a significant grade change and floodplain issues as well.

Mr. Schisler invited public comment regarding this application.

Steve Rudy, 129 South Riverview, Dublin, said his house was one of those that were not economically viable. He said he did not think there was any historic property that was economically viable. He said they are labors of love. Mr. Rudy suggested a way to compromise and save the cream of the crop, would be to relocate them to one end of the street, and then do this higher density stuff on the rest. He said if the City is going to let these properties go, that those people that are pouring ridiculous amounts of money into the Historic Inventory to keep it up should get some kind of award because none of them would pass Mr. Barnes test.

Mr. Currie said this request was to permit the demolishing of six single family residential structures, but it said nothing about the trees or the outbuildings.

Mr. Schisler said for what they want to build, they will eventually have to clear the site.

Ms. Bailey asked if the significant stone wall on the east side of North Riverview would be excluded.

Mr. Phillabaum said that wall was not part of the application for Demolition.

Mr. Currie asked if the plans that come back to the Board would have to include a provision to replace the trees.

Mr. Langworthy said the Tree Preservation requirements would have to be met. He said that this does not forgive them from other parts of the Code.

#### **Motion and Vote**

Bob Dyas made a motion, seconded by Tasha Bailey, to approve the following request for Board Order for Demolition, as the applicant has effectively demonstrated two of the four standards for Demolition as required by Code, with one condition:

1. That demolition will not occur until:
  - (a) City approval of a proposed design;
  - (b) Resolution with the City of Dublin on two sites along the river, agreement for improvements to Blacksmith Lane and agreement on several land related issues, i.e. right-of-way revisions, power lines and other normal development issues; and
  - (c) Building Permits issued.

The vote was as follows: Mr. Souders, no; Mr. Currie, yes; Mr. Schisler, no; Ms. Bailey, yes; and Mr. Dyas, yes. (Approved 3 – 2.)

Mr. Langworthy said that the City was soon to initiate a concentrated planning effort for the area along the river, essentially starting at about Emerald Parkway down to Bridge Street. He said there are possibly other redevelopment opportunities in this area in addition to this concept.

Mr. Currie asked if they were following the Community Plan or the Bridge Street Code.

Mr. Langworthy said they were probably closer to the Vision Plan, but noted that the Vision Plan and Community Plan share many objectives in this area of the Historic District. He said that for areas under consideration that are outside of the Historic District, the Vision Plan is more reflective of the direction they will be guided by. Mr. Langworthy said that in the next 60 to 90 days, the planning process will be completed in order to take advantage of some development opportunities that are coming and to provide guidance to developers who are contemplating development in this area. He said that the Board will see a lot more about this in the next few weeks.

Mr. Schisler adjourned the meeting at 8:45 p.m.