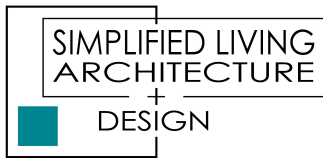


Demolition Summary – 185 S. Riverview Street

This project includes demolition of an existing one-story, single family home and concrete block garage. The structure meets 2 of the 4 criteria required for demolition in code section [153.176(A)]. (a) The structure contains no historic significance and offers no architectural features to the Historic Residential District. The materials consist of painted concrete block, deteriorating wood trim and a dilapidated metal porch. (d) These materials and the overall look of the home detracts from the historical character of the area. The demolition of the structure would improve the overall quality of the district.

The demolition does not meet (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 or prudent alternative, or (c) deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.

There will be no new development on this lot, it will be merged with 179 S. Riverview Street so the existing home can expand onto 185 S. Riverview Street.



Project Description – 179+185 S. Riverview Street

Kent + Amy Underwood
179 + 185 S. Riverview Street
Dublin, Ohio 43017

This application is for demolition of the existing one-story residence and attached one-car garage at 185 S. Riverview Street to allow for the two lots to be combined to expand the existing home at 179 S. Riverview Street. At 179 S. Riverview Street, the existing two-story, single-family residence will have a building footprint of 3,989.1 square feet including a three-car garage, patios, and porches.

This application is also for architectural approval of the renovation and addition at the two-story home at 179 S Riverview Street that has a footprint of 3,423.4 square feet. The home will include a three-car garage, mudroom, ½ bath, kitchen, dining room, family room, laundry, mechanical, guest suite, and master suite on the main floor. The second floor will include two existing bedrooms, an existing bath, a loft space, and unfinished space over the new three-car garage. The home will have a full front and rear porch with metal roofing and square, painted columns. The existing and new roof will have dimensional asphalt shingles. The exterior of the home will have prefinished HardiePlank horizontal siding, prefinished HardiePanel and Batten Boards, prefinished HardiShingles, prefinished HardieTrim for the fascia, frieze, rake boards and trim, and-Cultured Stone Veneer in Cassi Di Sassi Blends in Bella. The home will have double-hung and casement, aluminum clad windows.

Existing Photos



Existing East Elevation



Existing East Elevation



Existing South Elevation



Existing West Elevation

Existing Photos



Existing East Elevation



Existing South Elevation



Existing West Elevation

Existing Photos



Existing North Elevation



Existing North Elevation



Existing North Elevation