

**Parcel** 273-000144      **Address** 185 S Riverview St      **OHI** N/A

<b>Year Built:</b> 1960	<b>Map No:</b> 128	<b>Photo No:</b> 2159-2161 (7/12/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Single family house
<b>Style:</b> Contemporary	<b>Foundation:</b> Not visible	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Shed	<b>Exterior Wall:</b> Stucco	<b>Symmetry:</b> No
<b>Stories:</b> 1	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Metal shed-roof (collapsing) over entry	<b>Chimney:</b> 1, Interior, chimney pipe	<b>Windows:</b> Awning

**Description:** The one-story Contemporary-style house has asymmetrical massing with a shed-roof core and a shed-roof attached garage on the northwest corner. The exterior is clad in stucco. The front door is on the northeast corner, under the shelter of a metal-roofed porch. Windows appear to be original awnings.

**Setting:** The property is located on the west side of S Riverview St. The building sits on an open lawn with minimal landscaping.

**Condition:** Good

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

**Integrity Notes:** The house has good integrity

**Historical Significance:** The building is recommended contributing to the City of Dublin's local Historic Dublin district and recommended contributing to the 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



185 S Riverview St, looking southwest



185 S Riverview St, looking southwest



## BOARD ORDER

# Architectural Review Board

Wednesday, September 25, 2019 | 6:30 pm

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

**4. 185 S. Riverview Street - Demolition  
19-083ARB**

**Architectural Review Board**

Proposal: Demolition of a one-story, single-family residence and attached garage on a site zoned Bridge Street District Historic Residential.

Location: West of S. Riverview Street, approximately 300 feet north of the intersection with Short Street.

Request: Review and approval of an Architectural Review Board application for a Demolition under the provisions of Zoning Code Section 153.070 and the *Historic Dublin Design Guidelines*.

Applicant: Heidi Bolyard, RA, Simplified Living Architecture

Planning Contact: Nichole M. Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/19-083

**MOTION:** Mr. Brian moved, Mr. Bailey seconded, to approve the Architectural Review Board application for a Demolition with the following condition:

- 1) That the order to allow a demolition shall not be issued by the City until the ARB has approved improvements to the lot as part of an associated application, and a Building Permit has been issued for the improvements.


**VOTE:** 4 – 0

**RESULT:** The Architectural Review Board application for a Demolition was conditionally approved.

**RECORDED VOTES:**

Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Recused
Kathleen Bryan	Yes
Robert Bailey	Yes

**STAFF CERTIFICATION**



Nichole M. Martin, AICP, Planner II



~~Ms. Martin stated the proposed plan will provide two on-street parking spaces, which are anticipated to be designated as a loading zone. The parking plan would provide 71 parking spaces, due to the restaurant designation.~~

~~Mr. Davis noted that when they acquired the building, the intent was to utilize the three new parking garages.~~

~~Ms. Stenberg stated that several new parking garages have been built. Are there any statistics available on the capacity of those garages? Approving a plan for 70 spaces to be provided in the parking garages is not possible without any metrics to evaluate it. If the new parking garage next to the Library has 50% use of its capacity, then 70 spaces for this business would be appropriate. However, if the usage is closer to 80-90%, it would not.~~

~~Mr. Davis responded that the information could be misleading, however. The current restaurant uses 50 spaces. Co-Hatch will use approximately 20 more. The ask is for 20 additional spaces.~~

~~Mr. Alexander inquired if the use during peak hours is complementary, or the same.~~

~~Mr. Davis stated that the peak use would be lunch and dinner hours. Their parking use would be complementary. Co-Hatch primary hours reflect an 8 am to 5 pm office structure, and offices are typically closed on Saturday and Sunday. There might be an occasional Friday or Saturday night event.~~

~~Mr. Alexander responded that the number of 70 parking spaces is misleading, because of the overlap of peak times.~~

~~Mr. Davis responded that is correct, and is because the restaurant use is existing.~~

~~Mr. Alexander stated that the only increase would be from the Brew House being open at the same time the restaurant is. He agrees that before the Board could respond to a proposed parking plan, significant data would need to be provided by staff.~~

~~Ms. Martin responded that staff could provide the necessary information.~~

#### ~~4. Other considerations by the Board.~~

~~There were no additional concerns expressed by the Board.~~

~~Ms. Stenberg inquired if the applicant had received sufficient input from the Board.~~

~~Mr. Davis responded that he would like clarification on the massing direction. He believes the Board's direction is to reduce the building height along Blacksmith Lane to two-and-a-half stories through the application of dormers and also to reduce the total lot coverage with the addition of landscaping to the patio area.~~

~~Mr. Keeler recused himself from the following two cases due to a conflict of interest.~~

#### **4. 185 S. Riverview Street – Demolition, 19-083ARB, Architectural Review Board**

Ms. Stenberg stated that this is a proposal for demolition of a one-story, single-family residence and attached garage on a site zoned Bridge Street District Historic Residential.

#### **Staff Presentation**

Ms. Martin stated that this a demolition request for a property located within the Architectural Review District. The property is approximately .37 acres. The home is set back approximately 150 feet from the right-of-way, and there are a number of mature trees on the lot. The site contains a one-story, 1,200-sq. ft., single-family home with one-car attached garage that is accessed by a gravel driveway. This home was built in 1960 and has a modern, horizontal character. The construction is a combination of wood framing and concrete block and is in significant disrepair. This home was designated as recommended contributing in the City's Historic and Cultural Assessment, which was completed in 2017. Because the assessment was conducted as a field assessment with a view only from the public right-of-way, the findings would be less certain than those of a home significantly closer to the right-of-way. The applicant has provided an interior assessment, which was completed upon purchase of the home. The home inspection cites a number of interior conditions of which the City's consultant would have been unaware, including: a deteriorating roof, moisture damage from the damaged gutters and exposed flashing, and a number of plumbing, heating and electrical concerns. Upon review of the demolition criteria, staff found that Criteria #1 and Criteria #4 were met. Therefore, staff recommends approval of the request for demolition with a condition that the demolition not occur until an approved project is in place for both Lots #175 and #185, which is the next case on the agenda.

There was no public comment.

### **Board Discussion**

Ms. Bryan stated that she has no objection to the requested demolition.

Ms. Stenberg stated that the applicant has provided a thorough evaluation with images as supporting information.

Ms. Bryan moved, Mr. Bailey seconded approval of the demolition request with one condition:

- 1) That the order to allow a demolition not be issued by the City until the ARB has approved improvements to the lot as part of an associated application, and a Building Permit has been issued for the improvements.

Vote: Ms. Bryan, yes; Mr. Bailey, yes; Mr. Alexander, yes; Ms. Stenberger, yes.  
(Motion approved 4-0 with one recusal)

### **5. ~~179 & 185 S. Riverview Street – Construction, 19-076ARB-MPR, Minor Project Review~~**

~~Ms. Stenberg stated that this is a proposal for exterior modifications and building additions for an approximately 3,800-square-foot, 1.5-story, single-family home with an attached 1.5-story, 3-car garage on a 0.24-acre site zoned Bridge Street District Historic Residential.~~

### **Staff Presentation**

~~Ms. Martin stated that this is a request for review and approval of a Minor Project Review application for extensive exterior modifications, as well as a number of additions. The two sites are 179 and 185 South Riverview. The site to the south, 185 S. Riverview, is the one on which the Board just approved a request for demolition. The site to the north, 179 S. Riverview, is the subject of the~~