City of Dublin
LAND USE & LONG RANGE PLANNING

September 25, 2013

ARB Board Order for Demolition

13-096ARB – BSC Historic Residential District

97 South Riverview Street

This is a request for a recommendation from the Administrative Review Team to the Architectural Review Board for a request for a Board Order to permit the demolition of an existing single-family house and accessory structures on the west side of South Riverview Street north of the intersection of Pinney Hill, to permit the construction of a new single-family residence. This proposal is to be reviewed under the provisions of the Dublin Zoning Code related to the Architectural Review Board, §153.173 and §153.176-177 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance
Tuesday, September 3, 2013

Date of ART Recommendation
Thursday, September 19, 2013

Date of Architectural Review Board Determination
Wednesday, September 25, 2013

Case Manager
Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us

PART I: Application Overview

Zoning District	BSC Historic Residential District
Use	Dwellings, Single-Family
Building Type	N/A
Review Type	Demolition
Development Proposal	Future redevelopment with a single-family residence
Administrative Departures	N/A
Waivers	N/A
Property Address	97 South Riverview Street
Applicant	Kurt Schmitt; represented by Ross Sanford, Lincoln Construction
Case Manager	Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us

Part II: Application Review Procedure: Board Order for Demolition

No building permit or Certificate of Zoning Plan Approval may be issued by the Chief Building Official or Director and/or their designees for any proposal which is subject to review by the Architectural Review Board unless a Board Order has been issued in accordance with the requirements of Chapter 153: Zoning Regulations. Board Orders are required for requests for demolition of a structure in accordance with the requirements of Section §153.176.

§153.176 – Demolition

In cases where an applicant applies for a Board Order to demolish a structure within the Architectural Review District, the application may be approved when the applicant is able to demonstrate economic hardship or unusual and compelling circumstances, or at least two of the following conditions prevail:

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

(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.

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

(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, 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.

PART III: Description of the Property

Ohio Historic Inventory

The subject property is listed on the Ohio Historic Inventory (OHI) through a City-sponsored initiative in March 2003. The inventory provides a brief description of the location, background, and architecture of a building, site, structure, or object of architectural or historical significance. Inclusion on the OHI is not a form of protection for a historic resource, nor does it provide owners with a list of restrictions.

The inventory noted that the existing structure was constructed as a single family residence between 1850 and 1880, featuring a gable roof, some one-over-one windows, an enclosed front porch, and a small frame outbuilding with a chimney (a newer shed is located to the rear of the property). The structure is noted as contributing to the village scale and residential character of South Riverview. The complete OHI form for the property is included as an attachment to this report.

Neighborhood Contact

Planning received comments on this proposal from the adjacent property owner to the north of the site. The comment is in support of the proposed demolition and is provided as an attachment to this report.

PART IV: Analysis of Applicable Review Standards

The Review Standards for Demolition of Section §153.176 provide two options for an applicant to request a Board Order for Demolition from the ARB. An applicant may either demonstrate an economic hardship or unusual and compelling circumstances to support the demolition, OR the applicant may demonstrate compliance with at least two of four Conditions for Demolition in that section.

The information provided by the applicant as part of the application materials is intended to describe both that an economic hardship and that the Conditions for Demolition have been met. The following is an analysis by Planning based on those Review Standards and the information provided by the applicant.

A. Economic hardship exists which support the demolition of the structures.

The Economic Hardship Statement from the applicant indicates that the previous property owner had not been able to afford or conduct proper upkeep or maintenance of the property, resulting in many years of neglect and deterioration. As a result, the applicant states that the home requires significant modernization, including the installation of modern conveniences as well as major structural rehabilitation, which the applicant believes to be cost prohibitive (refer to the "Introduction" page in the applicant's submittal materials).

Section §153.177 outlines the extensive information that Architectural Review Board may require to demonstrate that an application for demolition is related to economic hardship or unusual and compelling circumstances. Section §153.177(E) identifies the following criteria to determine if there is a substantial economic hardship:

(1) Denial of a certificate will result in a substantial reduction in the economic value of the property;

(2) Denial of a certificate will result in a substantial economic burden on the applicant because the applicant cannot reasonably maintain the property in its current form;

(3) No reasonable alternative exists consistent with the architectural standards and guidelines for the property; and

(4) The owner has been unable to sell the property.

Criteria not met. The information provided does not adequately demonstrate that the criteria for economic hardship are met. The property was recently sold (to the applicant), and although the applicant has provided information suggesting that rehabilitation will require substantial efforts, insufficient documentation has been provided to indicate that a substantial economic burden is present for this applicant. The information provided speaks only to the situation of the previous owners. The documentation provided by this applicant may, however, be appropriate to demonstrate *Demolition Condition (2)—Reasonable economic use* for the Conditions of Demolition.

B. At least two of the following Conditions for Demolition prevail:

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

Condition Met. The applicant's statement in response to Condition (1) asserts that, although the original structure was built sometime between the 1850s and the 1880s, newer additions (including the concrete block porch, asphalt shingles, asbestos siding, and the shed addition on the north side of the original home) are inconsistent with the historical architectural style of the area and diminish the character of the original structure. Further, the home was not considered for the National Register of Historic Places, either as an individual structure or as part of the Dublin High Street Historic District.

The City enlisted the services of an architectural consultant, Todd Parker, to analyze the architectural and historic significance of the existing structure. In general, Mr. Parker agrees with the applicant's assessment that the existing home displays minimal features of architectural or historical significance to the character of the area with the exception of its age.

(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.

Condition Not Met. The applicant states that significant cost would be necessary to bring the existing building into compliance with modern building codes, in addition to the cost associated with more cosmetic upgrades and modernizations required to make the home marketable, either for rent or for sale. Although significant expense may be necessary to ensure that the residence is structurally sound, it is reasonable to expect that the existing structure could continue to be used as a residence without requiring complete demolition.

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

Condition Met. The applicant enlisted the services of Rick Geers, PE at Jezerinac Geers & Associates, to conduct a structural assessment of the property to document its current structural conditions and to identify what rehabilitations would be necessary to improve the home to a livable and structurally sound condition.

The structural assessment concludes that, due to a lack of maintenance over many years, the home is in poor condition, with the following improvements necessary for the home to be improved to current code standards:

- Significant roof repair or replacement due to water damage and sagging beams
- Foundation reconstruction due to cracking, insect damage, and age
- Window and door replacement
- Wood trim replacement due to rot or missing pieces
- Repair to sagging floors

In addition to the above structural improvements necessary to make the home habitable, the applicant believes that additional modernization including modern appliances and other cosmetic improvements would also be necessary to be able to rent the home, adding to the overall cost of the necessary improvements. Overall, it is the applicant's and their consultant's opinion that renovating the existing home would not be a viable economic option.

(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.

Condition Met. This standard may be satisfied by demonstrating either of these components, and the applicant's statement responds to both.

With respect to the first component, the applicant states that the home's deterioration and non-contributing additions over the years have diluted the original structure's historic significance and does not presently add to the architectural or historic character of the area.

If the existing structure were to remain, its location would not be an impediment to orderly development, as no redevelopment is contemplated for this area of the District in the City's adopted plans. The Purposes of the District are outlined in several adopted plans, including the Bridge Street Vision Report and the recently adopted Dublin Community Plan, both of which emphasize the preservation and enhancement of the existing South Riverview Street residential neighborhood. While the existing structure may lack architectural and historic significance, it is contemporary with other existing structures and contributes to the scale and residential character of the area as noted in the OHI Inventory.

In the applicant's opinion, a new residential structure would enhance the character and value of the neighborhood, provided the new home respected the historic village scale and architectural character. The applicant has provided conceptual drawings of the proposed construction to replace the demolition. The proposed two-story single-family residence includes an attached two-story, three-car garage to be accessed off of South Blacksmith Lane.

The proposed single-family home could contribute to the advancement of the Community Plan and Bridge Street District objectives, provided the project is designed in keeping with the applicable development standards and the *Historic Dublin Design Guidelines*.

Todd Parker, the City's architectural consultant, in his review with respect to Condition (4), noted that the demolition and proposed single-family construction would be an improvement to the Historic District; however, he provided preliminary comments regarding the conceptual design that the applicant should address, including:

1) Providing the main entrance location off of Pinney Hill instead of South Riverview Street;
2) Balancing window placement;
3) Minimizing and/or redesigning the extensive flat roof portion of the connector between the home and the garage;
4) Minimizing the garage so that it does not diminish the massing of the principal structure; and
5) Thoughtful application of exterior building materials.

In addition to the preliminary comments outlined by the City's architectural consultant, Planning also recommends that the applicant modify the site plan to reduce the lot coverage below 50%, as required by the Zoning Code.

With the modifications described above, and others as necessary to meet the appropriate review standards, this project can ultimately improve the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

PART V: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

The Administrative Review Team reviewed the request for Demolition at their meeting on Thursday, September 19. This recommendation to the Architectural Review Board is solely advisory, since recommendations for Board Order requests for Demolition are not listed as an official responsibility for the ART. As part of the ART's discussion, the conditions originally recommended (that demolition not occur until City approval of a proposed design for the new single-family residence, and until building permits are issued) were eliminated due to the concerns over the safety of the building due to its severe structural issues.

Approval of the request for Board Order for Demolition is recommended, having effectively demonstrated three of the four standards for Demolition.

ATTACHMENT | ARCHITECTURAL CONSULTANT'S REPORT

F5 Design/Architecture Inc.

PO Box 86
New Albany, OH 43054

614.224.4946 Tel
www.f5design.com

16 September 2013

Mr. Dan Philabaum
City of Dublin
5800 Shier Rings Road
Dublin, OH 43016

Re: Design Review for City of Dublin
Schmitt Residence

Dear Dan,

I have performed a design review for the merits of the Schmitt Residence at 97 South Riverview Street. I have considered the application and several items in this process.

Item 1: "The (existing) structure contains no features of architectural and historic significance to the character of the area in which it is located".

In my opinion, the existing structure contains minimal features of architectural and historic significance other than its age. In seeing the report and photographs of the structure and its existing condition, I would agree with the applicant. The proposed schematic design would be a vast improvement to the district compared to the existing structures on the site.

Item 4: "The location of the (existing) structure impedes the orderly development, substantially interferes with the purposes of the District, or detracts from the historical character of the 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".

I feel that the proposed new residence would greatly improve the district. While the proposal is preliminary, the conceptual design would definitely enhance the district. The existing structure, in my opinion, did not contribute greatly to the area as it exists. With that being said, I offer the following comments based on the applicants schematic submission with recommendations:

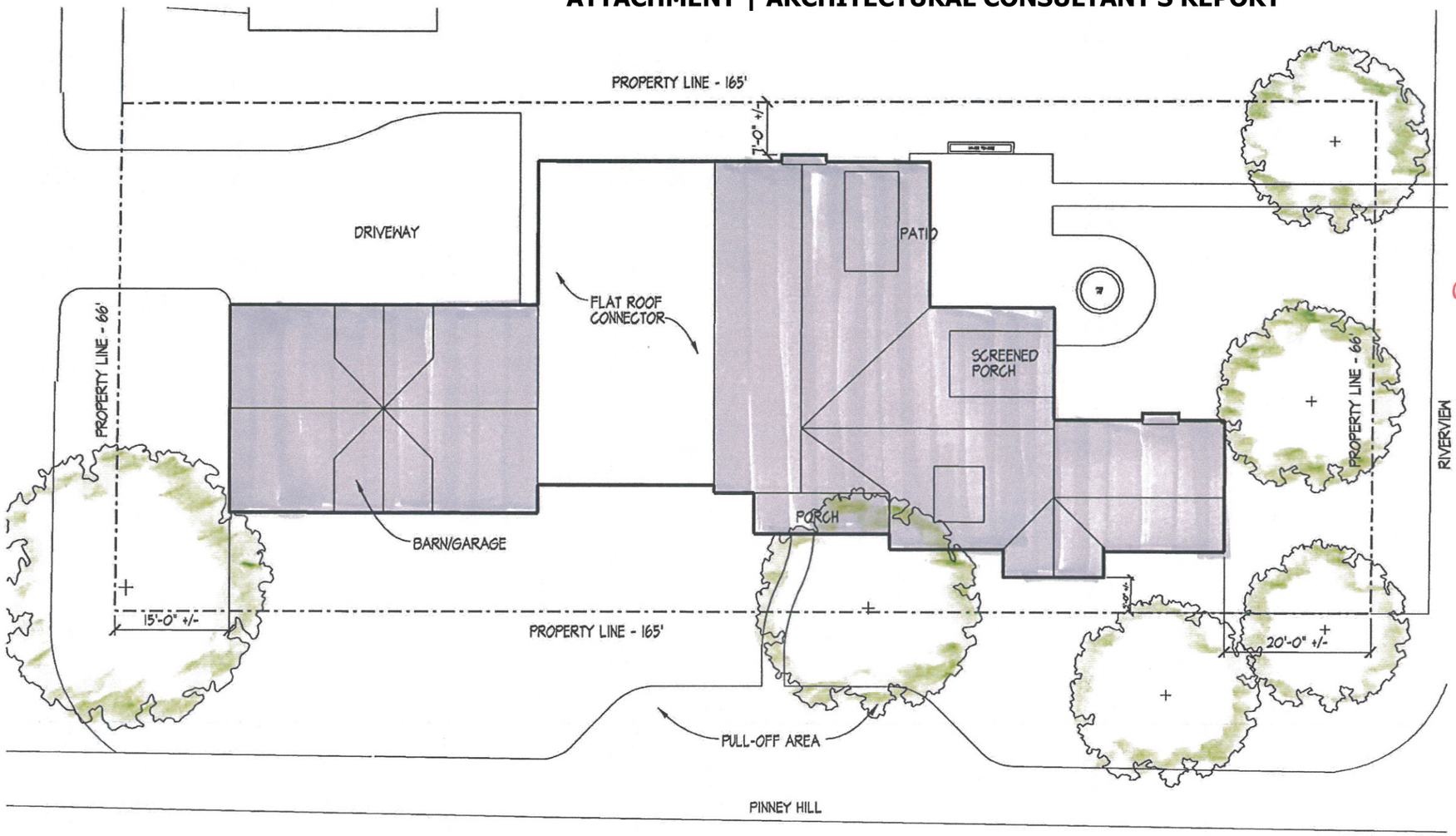
1. I have concerns whether the main entrance should come off of South Riverview in lieu of being accessed from Pinney Hill. It seems to me that maintaining the main entrance off of Riverview might be vital to the district.
2. The upper level windows on the east elevation appear inconsistent with the balance of the design. I would advise the applicant to redesign this area.
3. The flat roof connector as indicated on the south elevation appears out of scale in my opinion. I would suggest that the applicant consider an alternate design to this expanse of flat roof.
4. The Garage/barn element appears quite tall and massive adjacent to the house. I suggest that this element be scaled down so as not to diminish the main house.
5. Moving forward, we must understand the exterior materials.

Please let me know if you have any questions regarding this design review.

Sincerely,

Todd M. Parker, President
F5 Design/Architecture Inc.

ATTACHMENT | ARCHITECTURAL CONSULTANT'S REPORT



BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

PRINCIPAL FRONTAGE?
IF SO, MAIN ENTRANCE REQUIRED.

SITE PLAN/ROOF PLAN

SCALE: 1/16" = 1'-0"

NORTH

LOT COVERAGE CALCULATIONS:

LOT SIZE : 165' X 66'

TOTAL AREA: 10,890 SQ. FT.

BUILDING FOOTPRINT (INCLUDES FRONT PORCH): 4238 SQ. FT.	39%
REAR DRIVE: 1134 SQ. FT.	10.5%
SEMI-PERMEABLE PATIOS & WALKWAYS: 742 SQ. FT.	7%

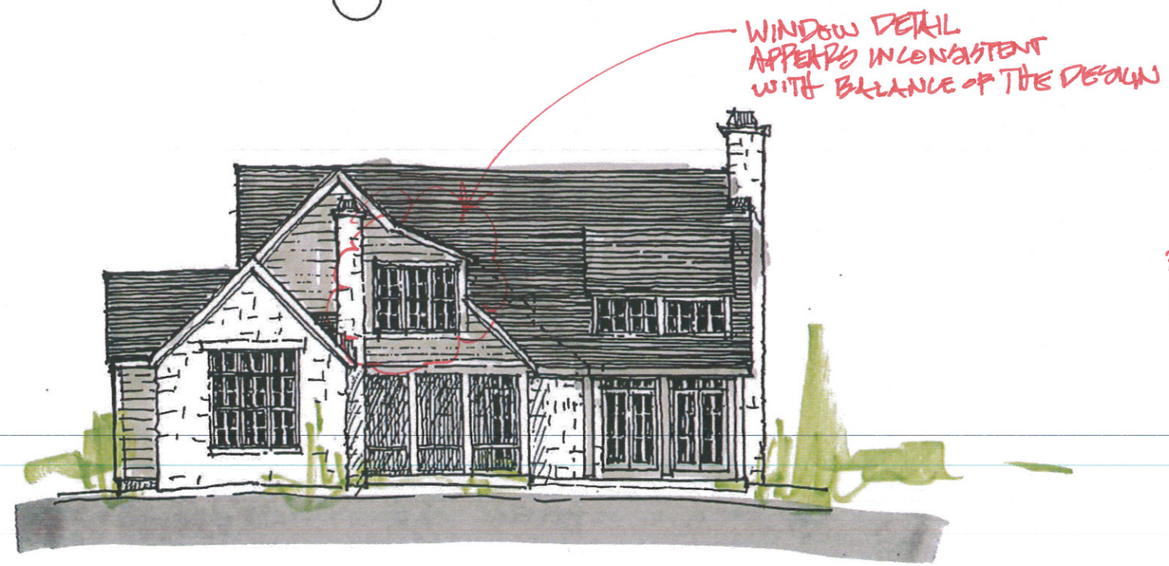
SCHEMATIC DESIGN DRAWINGS FOR

SCHMITT RESIDENCE
97 S. RIVERVIEW, DUBLIN OHIO

AUGUST 29th, 2013

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

SOUTH ELEVATION



EXTERIOR MATERIALS?

EAST ELEVATION

SCHEMATIC DESIGN DRAWINGS FOR

SCHMITT RESIDENCE
97 S. RIVERVIEW, DUBLIN

AUGUST 29th, 2013