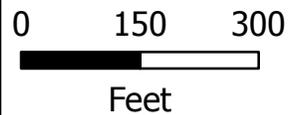


City of Dublin

15-055ARB
Demolition
5051 Brand Road



OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 1945-1		2.County Franklin		4.Present Name(s) <input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		1945-1 FRA-
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Thompson/Evans/Holder/Myers Residence		
Roll No. 6		Picture No.(s) 9-10				
6.Specific Address or Location 5051 Brand Road			16. Thematic Association(s) social/cultural		28. No. of Stories 2	
6a. Lot, Section or VMD Number			17. Date(s) or Period 1880		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity Dublin			18. Style or Design Italianate <input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements		30. Foundation Material coursed limestone	
8. Site Plan with North Arrow 			18a. Style of Addition or Elements(s)		31. Wall Construction wood frame	
9. U.T.M. Reference Quadrangle Name Hilliard 17 318700 4442660 Zone Easting Northing			19. Architect or Engineer		32. Roof Type & Material hip/asph.shingle	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object			19a. Design Sources		33. No. of Bays Front 6 Side 5	
11. On National Register? Yes			22. Original Use, if apparent residence		34. Exterior Wall Material(s) beveled siding	
12. N.R. Potential?			23. Present Use residence		35. Plan Shape irreg.	
13. Part of Estab. Hist. Dist? No			24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
14. District Potential?			25. Owner's Name & Address, if known		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) Washington Twp. MRA			26. Property Acreage		38. Building Dimensions	
			27. Other Surveys in Which Included National Register 4/79		39. Endangered? No By What?	
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Italianate farmhouse with interesting interior with incised woodwork with Masonic emblems in one room and a cherry staircase. The recessed porches in front feature original scrollwork and the bracketed cornice has pendants. Segmental 1/1 windows with hoodmoulds and a projecting bay on the east side complete the composition.					40. Chimney Placement off cen./roof ridge	
43. History and Significance (Continue on reverse if necessary) J.C. Thompson, the original owner, was reportedly the first master of the Masonic Lodge in the area explaining the interior woodwork motif. Stone piers at the end of the driveway read "Thompson 1880."					41. Distance from and Frontage on Road	
44. Description of Environment and Outbuildings (See #52) House sits on 5 acres amid trees with extensive recent development in the area. The deep front lawn is landscaped and no original outbuildings remain.					46. Prepared by Frank Slagle	
45. Sources of Information OHI 8/75; John Herron (owner in 1975)					47. Organization BDR&C	
					48. Date Recorded in Field 8/75	
					49. Revised by N. Recchie	
					50. Date Revised 3/03	
					50b. Reviewed by	

1945-1
FRA-

FRANKLIN

THOMPSON/EVANS/HOLDER/
MYERS RESIDENCE

5051 BRAND RD.



15-055 ARB

February 2009



ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.187)

CITY OF DUBLIN.

**Land Use and
Long Range Planning**
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Roof, Door or Window Replacements or Additions
<input type="checkbox"/> Building Addition	<input type="checkbox"/> Gutter and Downspout Replacements or Additions
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> External Mechanical Equipment (AC units, vents, HVAC, etc.)
<input type="checkbox"/> Signage and Lighting	<input type="checkbox"/> Parking, Paving and other Hard Surfaces
<input type="checkbox"/> Re-painting	<input type="checkbox"/> Other (Please Specify) _____
<input type="checkbox"/> Landscaping (Non-Residential)	
<input type="checkbox"/> Re-siding	

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5051 Brand Rd. Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-004536-00	Parcel Size(s) (Acres): 5.0
Existing Land Use/Development: Single Family House	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single Family House

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	Donn J. Herron, Trustee of the Patricia A. Herron Family Trust U/A 04/02/2011	
Mailing Address: (Street, City, State, Zip Code)	1305 County Road 5 North, Zanesfield, Ohio 43360-9747	
Daytime Telephone:	937-355-0144	Fax:
Email or Alternate Contact Information:	Kenneth R. Sechler, Attorney at Law, 6135 Memorial Drive, Suite 105A Dublin, Ohio 43017, telephone 614-889-0234, fax 614-923-9006 email ksechler@sechlerlaw.com	

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CITY OF DUBLIN
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Page 1 of 3
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IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Thad & Jessica Kittrell	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 8888 Cruden Bay Ct. Dublin, OH 43017	
Daytime Telephone: 614-406-3905	Fax:
Email or Alternate Contact Information: tandj@101beerkitchen.com	

~~V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:~~ This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Donn J. Herron, Trustee of the Patricia A. Herron Family Trust U/A 04/02/2011, the owner, hereby authorize Thad and Jessica Kittrell to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Donn J. Herron Trustee Date: 6-10-2015

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 10th day of June, 20 15
 State of OHIO
 County of FRANKLIN

Notary Public

Kenneth R. Sechler



KENNETH R. SECHLER
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Donn J. Herron, Trustee of the Patricia A. Herron Family Trust U/A 04/02/2011, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: Donn J. Herron Trustee Date: 6-10-2015

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JUN 11 2015
 15-055 ARB
 CITY OF DUBLIN

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative:	Date:

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I <u>Jessica & Thad Kittrell</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: 	Date: <u>6/8/2015</u>

Subscribed and sworn to before me this BTH day of JUNE at _____
 State of OHIO
 County of FRANKLIN Notary Public JA. HANEY



NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	ARB Date(s):	ARB Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

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 15-055 ARB
 CITY OF DUBLIN
 PLANNING

Introduction

We are requesting the demolition of a house (and the accessory structures) at 5051 Brand Rd. Dublin, OH 43017 for the purpose of redevelopment to a new single family. Per the stipulated requirements of ordinance 153.176 Demolition, we are presenting evidence of Economic Hardship and that: (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.

We are in contract to purchase this property and therefore have not contributed to its neglect. We understand that the previous owner had not been able to maintain proper upkeep or maintenance of the property, as her health deteriorated and died and therefore there are many years of neglect. The home has significant need for modernization, interior and exterior rehabilitation, and/or expansion; and if performed, this work would be cost prohibitive, would exceed the cost of a new home on this site, and would not be economically prudent. A) Historical relevance is unclear and appears to be based mostly on the person whom resided in the home. B) A structural engineer has determined that the home is structurally unsound, as termite damage & mold have deteriorated the structure C) Additional expense in modernization and upgrades would not be justified or reflected in comparable sales and property in the neighborhood. D) The highest and best use for the property is for redevelopment to occur. E) A plan for the proposed development has not been completed but will be upon approval of demolition by the Architectural Review Board. F) We request immediate demolition not subject to plan approval or time constraints as well as removal from the city list of historic sites.

Project Description

The home at 5051 Brand Rd is in contract to be purchased by Thad & Jessica Kittrell, current Dublin residents & business owners. Our proposed redevelopment will be a single family home that fits into the scale and nature of the current neighborhood. The existing home on the property: A) If in a condition to be rented, would have negative cash flow and cannot be rented and maintained for rents sufficient to cover expenses and depreciation. B) Has been un-willfully neglected, as the previous owner aged and was unable to care for the upkeep and maintenance of the home. C) Has become structurally unsound, according to a recent structural engineering report. Repairing or replacing the existing structure would cost more than replacing the structure with a new home.

Existing Conditions

1. Architectural/Historical Significance “The structure contains no features of architectural and historic significance to the character of the area in which it is located.”

This property is not located in the Historic District of Dublin and although the property is old, does not impact or improve the surrounding area. The properties to the east are faced on Brand Rd or part of the Coventry Woods neighborhood and built in the 80's, the land to the north of Brand Rd is a new construction neighborhood currently under construction, the property to the west is a ranch built in 1952, and to the south across the creek is a green space backing up to the Woods of Indian Run neighborhood with homes built generally in the 90's. The architecture is not of a style that is known to be indicative of Dublin and the main reference in the OHI report was based on who lived there and not the structure or style itself. By maintaining the 5 acre parcel and not developing into another neighborhood, we would be keeping the property in its original form and keeping the property as intended, a single family residence.

2. Reasonable economic use “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.”

Overall, the home is in relatively poor condition. Repair of these items to conform to current residential code standards would require significant replacements of floor framing and foundations, along with quite a bit of miscellaneous reconstruction. While this is technically possible, it would almost assuredly not be economically viable or realistic for a residence in this poor condition. The intent of the new owner is to build a new home because there are no feasible alternatives to living in the existing home in its current condition, and there are no prudent economic options to restore or rehab this home to a livable due to the extreme nature of the neglect, repairs, and modernization needed to make it livable once again.

Upon speaking with many of the surrounding neighbors in the Coventry Woods subdivision, we feel it is preferred by the immediate residents to have a single family develop the property as opposed to the 5 acre parcel being developed into multiple homes. Also, the lot is long, narrow and rectangular extending to the creek at the back. Due to the location of the creek, the amount of bedrock increases and the grade decreases making it much more difficult to run sewer should multiple homes be set back further on the lot.

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

A structural engineer has inspected the home and he has found significant moisture & termite damage of the foundation, floor joists, walls and roof structure. His report is located in the appendix. This neglect has not been willful as the previous owners lived in this home since 1950 and was not able to keep up on the maintenance or up-keep during the last years of her life.

4. Orderly Development/Purpose of the District “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.”

The location of the 5051 Brand Rd property is not in the Dublin downtown area but instead amongst neighborhoods with homes built from approximately 1980 – now with a new neighborhood being built across the street. There are no other historical buildings nearby and having a new build in the area would fit in much more so than a home built in the 1800's. Although we seek to have demolition approval prior to plans being approved, the style of build would likely be of the contemporary farmhouse type.

Donn J. Herron
1305 County Road 5 North
Zanesfield, Ohio 43360-9747
July 2, 2015

Dublin Architectural Review Board
5200 Emerald Parkway
Dublin, Ohio 43017

Re: 5051 Brand Road, 15-055ARB

Dear Ladies and Gentlemen:

This letter is to provide further background on the history of the condition of the house at 5051 Brand Road. In short, I do not believe it ever was the intent of my parents, or of me as the trustee of my mother's trust, to allow the house to deteriorate so it needed to be demolished. Rather, I believe rational decisions were made based upon the finances of my parents, of my mother's trust, and of most people, that it simply was not economically feasible to undertake correcting the serious structural problems.

- John and Patricia Herron, my parents, purchased the property at 5051 Brand Road in 1950. They were very proud of the house and the property. My father died in 2005 at the age of 91 years and had been ill the last six years of his life.
- Even prior to my father's death there were serious structural problems with the house. My parents took steps, such as putting a new roof on the flat roof, patching the main roof, and repairing the box gutters, to secure and maintain the house. They did not attempt to correct the serious structural problems I assume because they did not think they had the assets to undertake a project of that magnitude. It would be an open ended project that would require tearing out the walls and possibly replacing the wooden structure of the house and addressing whatever other problems were discovered.
- After my father's death, my mother had the house painted, put a new roof on parts of the house, and had the siding patched. I believe she did what she thought was necessary to secure and maintain the house. However, I believe

she did not attempt to correct the serious structural problems because she did not think she had the assets to undertake a project of that magnitude.

- My mother died in 2012 at the age of 93 years, and the property passed to me as trustee of her trust. The house has been unoccupied since her death.
- After my mother's death, I, as the trustee, had rotten boards on the house replaced.
- From July 2013 to March 2015, I, as the trustee, was involved in negotiations with a potential buyer who wanted to fix up the house and add an addition. I believe the potential buyer also wanted to split off part of the property to help finance the construction work. The potential buyer was not able to make it work.
- Much of the water infiltration problems resulted from ice and snow buildup in the box gutters and on the flat roof this past winter, January and February 2015.
- As the trustee I have fiduciary responsibilities to the beneficiaries of the trust, and I am only one of the beneficiaries. I determined that it was not economically feasible to undertake correcting the serious structural problems. Having done remodeling work in the past, I am aware that you simply do not know in advance what problems you are getting into. The trust simply did not and does not have the funds to undertake such an open ended project. Further, there was and is no assurance that money put into the project could be recovered upon the sale of the property. It was not and is not my intent to allow the house to deteriorate so the house can be demolished. While my preference would be to sell the property to someone who would fix up the house, it seems to be unlikely that a buyer with the financial ability to do so will be found. Because the house is unoccupied and in order to fulfill my fiduciary responsibilities as a trustee, I need to sell the property sooner rather than later.

Sincerely,



Donn J. Herron



Mr. Thad Kittrell
8888 Cruden Bay Ct.
Dublin, Ohio 43017

27 May 2015

Re: Structural Inspection
5051 Brand Road
Dublin, Ohio 43017

The scope of this inspection pertains only to an evaluation of the exposed structural components and possible water intrusion within the basement of the above referenced property due to concerns raised during recent visits to the home by our above referenced client and our client's Realtor during this due-diligence phase of the potential purchase of this home. We understand that due the age of the home, the property may have a significant historical value which will be considered in our evaluation. This inspection is limited to the visible areas of the exposed structural components only and no representations or liability is accepted as to the condition of any portion of the home that is inaccessible or not exposed at the time of this inspection. This inspection also makes no representations or accepts liability as to the condition of any other structural component throughout the entire house unless specifically stated within this report or to any structural components that may be behind finished walls, ceilings, floors, attic cavities or crawl areas. This inspection should not be considered an exhaustive engineering analysis of the subject property and no engineering calculations were performed as part of this overall visual analysis. This inspection should also not be considered an exhaustive analysis of the home to determine if the property actually does have significant historical relevance to the community. The findings within this report represent the opinions of this company and its inspectors as of the date and time of this inspection. Opinions and/or comments within this report were based solely upon visual observations and were based exclusively on the knowledge and experience of the inspector and/or associates of The Wing Inspection Group, Inc. No invasive or destructive testing was performed as part of this overall visual analysis. This structural inspection and subsequent report does not constitute a warranty, guarantee and/or insurance policy, either expressed or implied, as to the condition, performance and/or adequacy of the items being inspected. Systems and/or components within the subject property that were outside the scope of this specific inspection or not outlined within this report were not evaluated and shall not be considered to be in any condition, good or bad, by such lack of notation. Our efforts in conducting this evaluation have been limited to problem identification only. It is necessary and we recommend that you consult with service companies and/or contractors in the respective construction category included within this inspection, to determine the actual scope of any necessary work and/or repairs, and that written proposals be also submitted for your review as part of this evaluation. Our inspection and this report are intended as confidential to you and for your exclusive use. They cannot be relied upon by a third party or third parties who shall include for example, but not by way of limitation; current and/or future owners, prospective purchasers of this property beyond our client, Realtors involved with current transaction or subsequent transaction, and service or repair contractors without the expressed written consent of both the client and author of this report.

Upon arriving at the subject property on Wednesday, May 20, 2015 we observed the home to be a two story style, wood frame constructed dwelling that according to the County Auditor's website was constructed in the 1800's and contains approximately 2,695 square feet of living space. We understand that the home has been vacant for some time and currently is in an estate and/or trust. During our

3093 Adderbury Dr.

Grove City, Ohio 43123

mark@thewinginspectiongroup.com

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FAX (614) 871-9965

evaluation of the property, the potential buyer, the buyer's agent, an engineer with our organization and the author of this report were all onsite for this inspection of the home. Prior to the start of our inspection we were able to have an interview with the potential buyer and his agent as to what their concerns were and what actually prompted this inspection. After our interview we understood that movements within the flooring on all levels, damage and overall deterioration of walls ceilings and floors on each level, deterioration and movements within the basement foundation walls and the probability of water intrusion within the basement was the reason for this inspection.

Our survey of the home revealed significant damage, movements, areas of water intrusion with an overall deterioration of the home. Several of the items address within this report would be considered typical and/or common with the age and type of construction. However, many of the items that were observed go beyond typical and/or common. Unfortunately, many of these items listed within this report are significant structural issues that pose significant threats to the overall integrity of the property. It is also unfortunate that many of these conditions represent a lack of maintenance that is required for homes of this age. In many previous inspections of this age, the elderly homeowners do not have the resources or abilities to correct the problems as when they were younger before the issues get totally out of control.

We were tasked with the big question from our client. Is the home repairable or is the home in need of razing based on our evaluation. It is the opinion of this company and its inspectors, that as of the date and time of the inspection, the house in its current condition could be repaired like many other homes of this age. However, it is further our opinion that the cost to renovate a home in this condition would be significant and could far exceed the economic value of the home. The Wing Inspection Group, Inc. are not Realtors or appraisers and we cannot determine the value of the home; but our experience strongly suggests that any renovation cost will be excessive and truly unknown until the finished walls, ceilings and flooring materials are removed so that a more full and thorough evaluation by contractors can be made. The total cost to renovate a structure with these types of issues would exceed any historical value in this company's opinion and consideration should be given to raze the building and take advantage of the great property. We were also requested to take a cursory look at the barn at the rear of the property. As we walked to the barn we noted how it appears to be pitched in two separate directions. The closer we got to the building we could see damage and/or deterioration at the foundation. Pieces of the stone foundation show excessive movement that appears to be allowing for the overall shifting of the building. The lean-to off the east side of the barn appears to be moving and not technically sound in its current configuration. Temporary posts and/or columns are no longer vertical and unsafe. The roof of the lean-to is sagging due to adequate support and framing to carry the specific loads in this area. The framing for the lean-to on the opposite of the barn has already collapsed and is currently resting on the ground. We were unable to enter the barn at this time but did "peek" through some openings. It was very difficult to see anything and it was our opinion that just evaluating the barn from the exterior shows a building no longer sound in its current configuration and should be razed.

Below you will read our findings which we are listing in a bullet style format. The list of findings is not prioritized by their listing within this report and one should not be considered to be more important than other findings. Our findings are as followed:

- The exterior of the two story house shows evidence of damage from both moisture and movement of the wood siding. The porch on the south indicates there has been settlement in the floors and

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Grove City, Ohio 43123

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roof of the porch. The foundation for the porch does not appear to be adequate to carry the loads of both the floor of the porch and the columns that appear to be carrying the roof loads for the porch. The exterior elements including the wood siding, fascia, trim, doors and windows were in a condition that has required needed repairs for some time now. The finish materials (paint) have not been addressed for some time now and would require the exterior to be fully scraped and repainted along with repairs to many of the boards that have been previously damaged by moisture over the years. Consideration must also be given that with the age of the home, a lead base paint protocol would be advised for not only the exterior but the interior as well. The roof framing from the ground shows areas of significant deflection and/or sagging over the years. We were not able to access the attic due to no access being found. There is evidence of additional moisture damage from the roof that may have been penetrating the interior of the home through some of the exterior siding over the years. The west wall especially appears to have had the most damage from moisture over the years as indicated by the damaged siding and movements previously described earlier in the report. The condition of these elements described above indicates that required maintenance over the years has not been performed adequately or even at all.

- Even though we cannot see behind the finished walls, the evidence suggests moisture damage on the exterior is supported by the condition of the walls and floors in the interior rooms of the house, especially along the west and north interiors of the first and second floors.
- The interior walls on both floors are covered with wall paper, but there are large cracks along the north walls of the house. Without performing any invasive and/or destructive testing the cracks within the walls are consistent with movements observed from the exterior. The same can be said for the floor conditions, especially along the west interior and portions of the north interior where the floor has dropped as much as three plus inches. Now it must be noted that we understand that this is an old home and that we commonly find sloping floor conditions and some plaster cracks; however, the movements and cracks observed are excessive even for this age of home.
- In the basement there is evidence of moisture coming in from the walls above the basement walls.
- It appears that the water has been entering the basement for years. There is no waterproofing system currently in place and we typically don't find them in this age and style of home. The moisture appears to be a result of exterior conditions such as negative grades, water going over top of the gutter system and downspouts that are not carrying the rain water far enough from the foundation. In areas of the most significant damage to the foundation, the downspouts discharge directly on the ground and appear to be undermining the foundation.
- The constant water intrusion within the basement from these exterior problems previously listed has caused damage and/or deterioration to the stone and mortar foundation over the years. In some sections of the basement the walls will require significant repairs and/or upgrades to insure the long term stability of these foundation walls.
- There is termite damage present at multiple floor joists visible in the basement and multiple joists have been damaged over the years from moisture. The moisture has also allowed for what appears to be mold like substances on several joists that are exposed within the open area of the basement. This again would typically be from the moisture intrusion within the basement that constantly keeps the basement damp.

- The crawl spaces for this home are not accessible due to the size of the crawl openings and the depths throughout the crawl spaces and could only be viewed from the small access openings. The floor framing viewed in each crawl shows deflection and/or sagging. We cannot be sure of the exact cause since we cannot enter them; however, it does appear to represent the findings observed on the first floor of the home in relationship to the affected joists in both the basement and crawl spaces. The floor joists could also be affected by moisture in the crawl space, no vapor barrier in the crawl space, poor ventilation in the crawl, damage from previous infestation, poor and/or inadequate support for the framing and foundation movements to name a few. The wood floors on the first and second floors of the house have settled and are sloping towards the exterior walls indicating that there are problems with support of the joists at the exterior walls. This is typical of water damage to the framing in the exterior walls.
- There is evidence of moisture damage along the ceilings visible in the open stairwell of the house leading to the second floor. It appears that there are dark areas along the lathe and plaster which indicates there is mold like substances in the ceilings from moisture penetration.
- We observed interior doors that the door frames have moved causing the doors to be racked and not closeable on the first floor.
- A broken window on the second floor that may have been caused by wall movements.
- Damaged wood trim along the interior north wall on both the first and second floors are other indicators of the previously described movements.
- Cracks and moisture stains in the ceilings on the first and second floors will more than likely have probable mold like substances once the areas have been opened and/or uncovered. This could be significant along the west interior walls at both the first and second once the wallpaper starts to be removed.

Therefore, it is the opinion of this company and its inspectors, that as of the date and time of this inspection, the exposed structural components of both the house and barn are no longer sound in their current configuration.

If you have any questions as it pertains to any of the findings within this report, please do not hesitate to contact our office so that we may address them with you at that time.

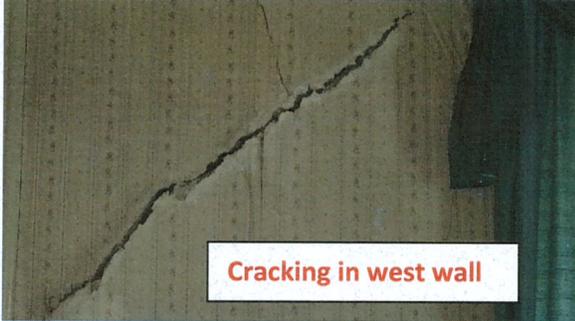
Best regards,

Mark S. Wing, President
The Wing Inspection Group, Inc.

Leo Neal Jr., P.E., E-40253
The Wing Inspection Group, Inc.



3093 Adderbury Dr.
Grove City, Ohio 43123
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Cracking in west wall



Movements above wall crack

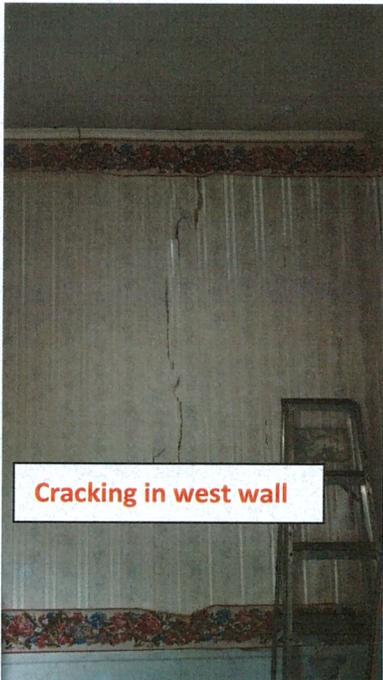


View of 2nd floor ceiling,
damage from moisture.

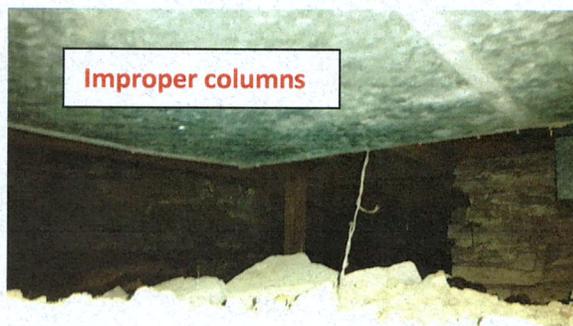


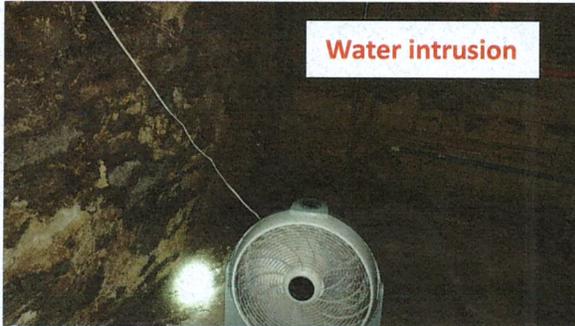
View of 2nd floor ceiling,
damage from moisture.

Wall movement

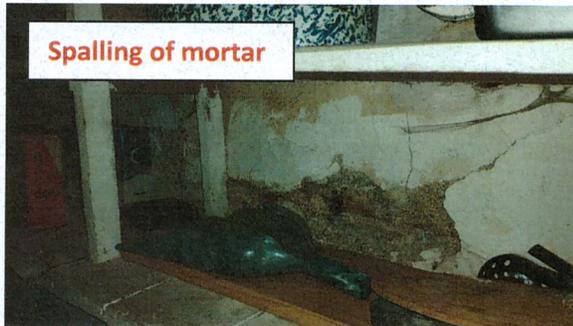


Cracking in west wall





Water intrusion



Spalling of mortar



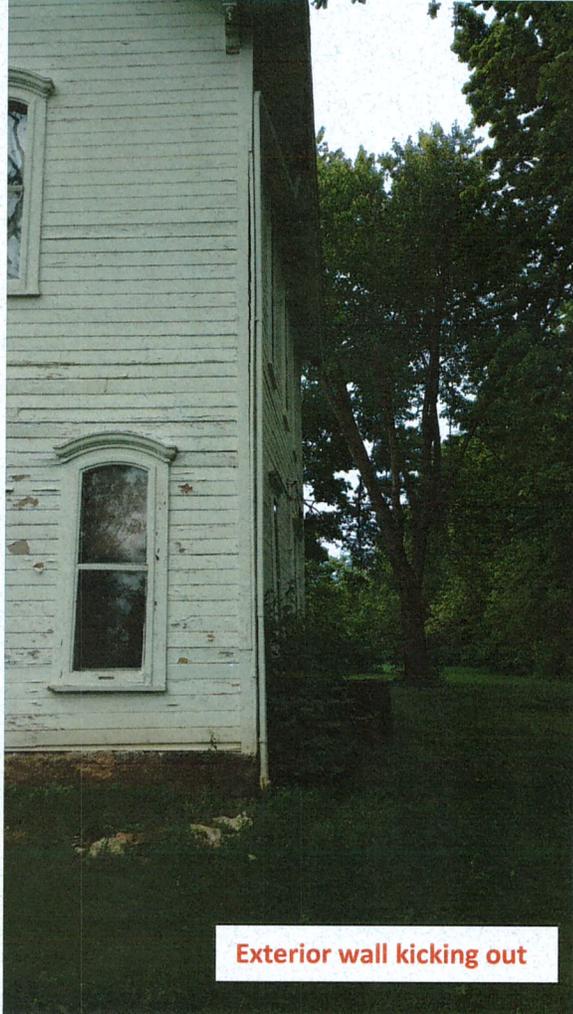
Wood damage



Peeling paints with moisture damage



Exterior wall kicking out



Exterior wall kicking out

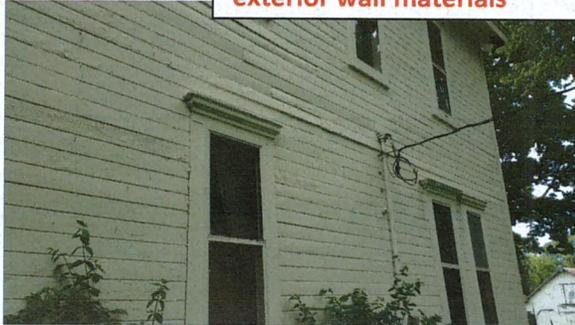


Roof framing sagging



Foundation drop by multiple inches

Moisture damage behind exterior wall materials



Moisture damage behind exterior wall materials



Movement found at west side





Mr. Thad Kittrell
8888 Cruden Bay Ct.
Dublin, Ohio 43017

30 June 2015

Re: Addendum to Structural Inspection
5051 Brand Road
Dublin, Ohio 43017

The scope of this addendum is to help clarify sections of the previously issued structural inspection dated 27 May 2015. The scope of the original inspection and the previously outlined purpose of the inspection shall remain the same for the contents of this addendum and this addendum should be considered part and parcel of the original inspection report.

We did receive a copy of the Architectural Review Boards findings and would like to thank the Board for its response. We appreciate all of the comments of the Board and take them very seriously. We do understand the task of the Board and the work they do.

We would like to comment on a few of the items in our original report in an effort to help clarify our findings and what they specifically represent which may have not accomplished in our original report. We thank you for your time in reviewing our addendum.

- The west foundation wall of the home has been compromised over the years which in turn have caused partial failures of walls that the foundation has been supporting.
- It will be necessary to replace the foundation wall from the northwest corner of the home to the southwest corner. We also believe that once the excavation starts, a portion of the north wall may need to be replaced based on our visual observation.
- It must be noted that for a new masonry foundation wall to replace the damaged and/or deteriorated stone and mortar existing wall that the home must be elevated in these areas which poses a significant risk to the overall structure based on previous interior conditions outlined within the original inspection report. This new partial foundation may also seem out of place due to the change of materials that would be used with a new foundation.
- Due to water intrusion within the basement it will be necessary to install some form of a waterproofing system to minimize and/or prevent the ongoing water intrusion issue within the basement.
- The previously mentioned water intrusion within the basement has also caused the significant mold issue previously outlined in our original report. We were not able to verify with 100% certainty, but do believe additional molds will be found within the interior of the home to both finish materials and structural materials of the walls, ceilings and floors.
- In an effort to secure the overall structural integrity of the home it will be necessary remove all of the finish wall, ceiling and floor materials to fully expose the structural framing members within the home. Painstakingly this will also require removal and documentation of all of the pieces relevant to the historical value of the home so that they can be used in a renovation effort. Unfortunately, some of these items have been damaged due to the partial failures and may not be able to be reused.

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- Our observation of the home also revealed that the entire electrical system will require a complete upgrade to insure safe use of electricity along with the plumbing and heating and cooling systems also needing to be completely replaced.
- The roof framing shows significant movement and/or sagging of the entire system and will also require significant repairs and associated costs so that the overall structural integrity of the roof framing can be obtained. This section of the home is as critical as the foundation of the basement and the interior framing of this home.

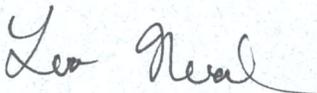
In an effort to clarify and/or expand on our thoughts as it pertains to the overall integrity of the home as outlined in our original inspection report, we felt it necessary to be more specific of the individual issues within the home to support our original statements. Our opinion is that due to the conditions outlined within our original report and subsequent addendum that in the end, with all of the needed repairs, that a replica of the original home would be retained in the end which may not be of the historical value intended. However, we'll leave that to be determined by historical preservationists. In an effort to determine what we believe to be significant costs just to insure structural stability of the home, we highly recommend having a licensed general contractor with experience in historical properties be retained to determine the actual costs and submit a written proposal for the work described in both our original report and addendum. These cost estimates should provide an additional element in determining the direction of the board in its decision making process. We again would like to thank the board for their insight in this important matter.

If you have any questions as it pertains to any of the findings within this addendum, please do not hesitate to contact our office so that we may address them with you at that time.

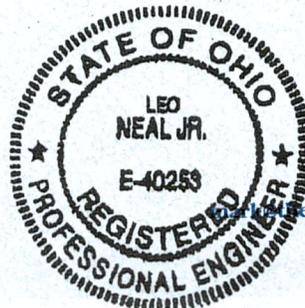
Best regards,



Mark S. Wing, President
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Thad and Jessica Kittrell
8888 Cruden Bay Ct.
Dublin, OH. 43017
Ref. property at 5051 Brand Rd. Dublin, OH.

6/25/15

This opinion letter is based on my visual inspection of the property in the end of April 2015 and the most recent engineers report.

As you know I 'am a national commercial, residential and Historical Restoration contractor. In my 40 plus years of experience I have completed over 1 million square feet of registered National Historic District Construction, with large portions completed in Colorado, Indiana and Providence Rhode Island. I have a huge attraction to the saving and restoration of Historical properties and reside in my Greek Gothic home in Indiana originally built in 1848.

My House is on 10 acres in the City (a rare find) a long ways from the historical district downtown. My floor system, roof system and wall system were in excellent condition for there age, because overall condition was at least reasonable I was able to rewire, all new plumbing and add 3 new bathrooms, new HVAC, reside and insulate entire house with new replacement windows (some of windows were 10' tall) and do drainage work around the house. The house is approximately 4500 Sq. ft. At 4500 Sq. Ft. @ \$75.00 per Sq. ft. I spent \$337,000.00 to do an excellent restoration of the property.

For the house and property you are looking at you have a lot more challenges, your roof, floor and wall systems are in very poor condition. You will need to remove much of the existing structure, support and redo most of the existing structure and all of the utilities. You would be in the range of \$225.00 per sq. ft. for this 2695 sq. ft. house or \$606,000.00 this is without adding on to the structure (if permission were granted) to get you to the size house you desire. Price would very depending on your up grades. For reference a new 4500 Sq. ft. home would cost you around \$675,000.00.

So it would be my recommendation if you like this property, as much as it pains me, is to obtain permission to raze the house because of its terminal condition. This would also make the economics for this expensive piece of property work in a budget so your appraisal would match what you are trying to do.

This should not be interpreted as a bid to do any of the above work, without plans and upgrades; prices are based on experience and are in the mid range of the scale.

Thank you
William Lett
President
Billet Construction Mgmt.. Inc.

Subject: 5051 Brand Rd
From: "Neil Mathias" <neil@neilmathias.com>
Sent: 6/30/2015 10:31:58 AM
To: "Thaddeus Kittrell" <tandj@101beerkitchen.com>

Thad and Jess,

In Reference to Requirements 2,3, and 4 of the requirements for Demolition:

It is my opinion that the current structure impedes the orderly development and improvement the overall quality of the surrounding area. Additionally there is no reasonable economic use for the house in its current condition and configuration and is actually a detriment to the property if it was decided that restoration/rebuilding would be required.

The location of the house in the center of the long narrow 5 acre strip of land makes it extremely difficult, if not impossible to locate another house on the site and have a viable access road to the back of the property. Furthermore, after meeting with city officials, the ability to have required sewer access to the back of the property would be virtually impossible and not in a way that they recommend. That means that the 5 acres should stay in tact and that the current home site is roughly the only home site available making development of the land not a viable option without demolishing the current house.

From our meetings at the home, your general estimate from William Lett and the structural engineers assessment, the amount of work that would be required to remedy the structural issues with the house would involve essentially rebuilding the entire house to solve those issues. The costs estimate of \$606,000 to bring this up to acceptable construction standards would be excessive for what you would get. The house would still only have 3 bedrooms and no full bathrooms on the 2nd floor for use by those bedrooms. The only full bathroom is located off of the kitchen. The home requires a new roof, rebuilding the roof structure, new soffits and trim, rebuilding exterior wall structure and new siding, new windows and doors, reinforced foundation, new floor framing, new porches and associated roofs, all new chimney and brick work. All of the required work would essentially make this a new home, no longer a historical home, For the costs involved you would be significantly upside down on Market Value vs Costs and still not have a house that meets your needs.

Given the already high land costs, due to the amount of acreage, and the high costs to rebuild this house that would still not meet today's current living needs, I feel it is not financial reasonable, viable or responsible to attempt to restore this house in its current condition. And by "restoring" I mean tearing down and rebuilding the same house in its place, which is what the engineer told us would be necessary.

Any additional costs associated with modernization and upgrades would not be justified and or reflected in comparable sales and property in the surrounding area.

Additionally, I am in the process of obtaining a letter from the current Trustee Donn Herron. I met with him on 6/23/15 to discuss the history of the repair conditions. He stated that prior to his parents passing they had limited resources and were aware of the major issues affecting the property. They tried to have roof repairs completed and had the home painted. The paint did not and has never taken well to the siding. He expressed that they did what they could to maintain the house, as well as they could, but it would never be enough. I am waiting on a formal letter that goes into more detail and shows that the condition is not a result of intentional neglect to let the property be demolished.

Neil Mathias

Coldwell Banker King Thompson

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The **MATHIAS** Team

Trusted by more Dublin home Sellers and Buyers!