

Special Meeting Details
Date: Tuesday, August 4, 2015
Location: 5800 Shier Rings Road

City of Dublin Architectural Review Board

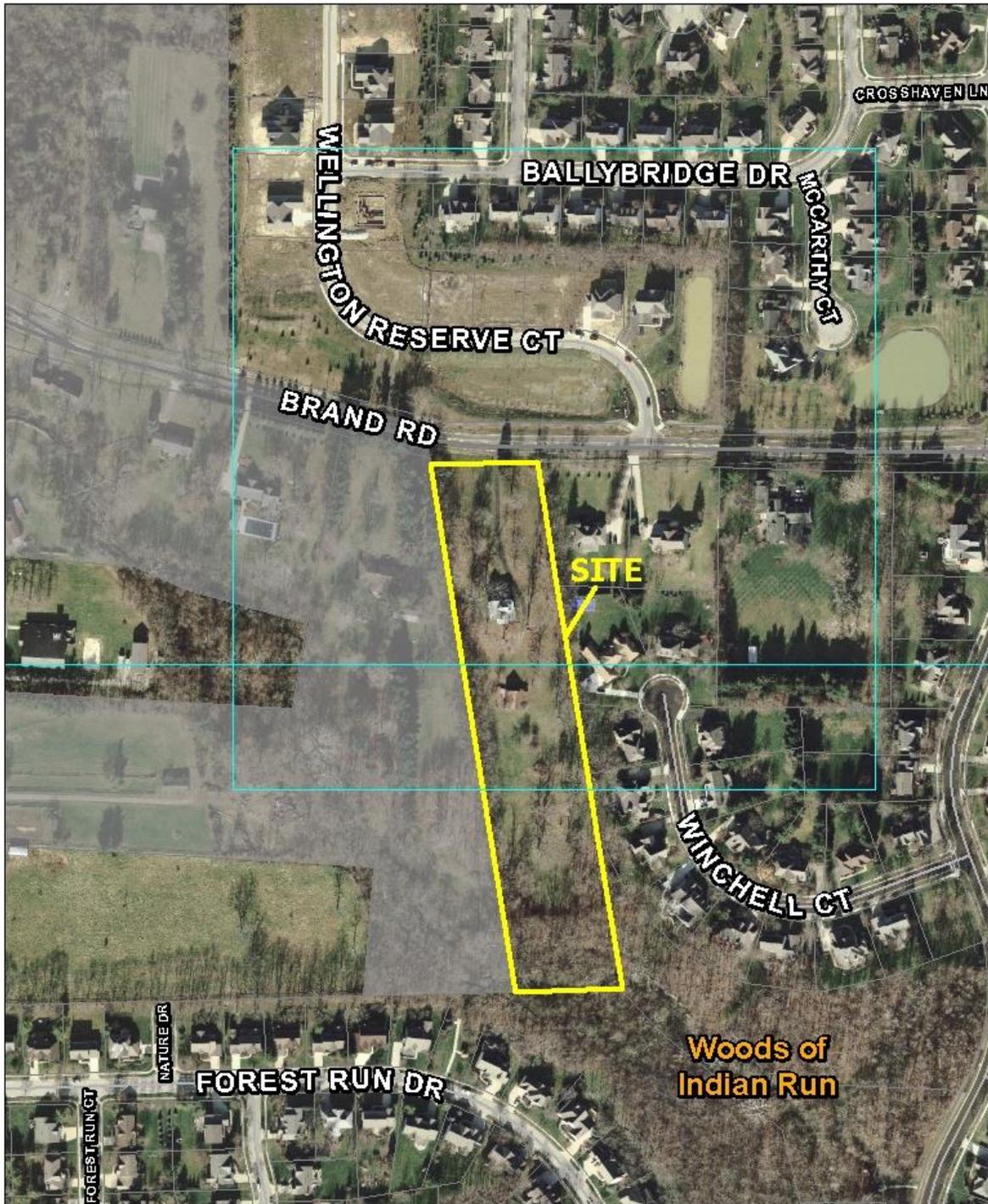
Planning Report

5051 Brand Road – Demolition

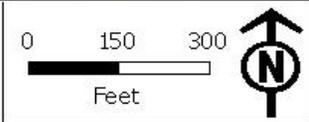
Case Summary

Agenda Item	1
Case Number	15-055ARB
Proposal	Demolition of an existing single-family house located outside the Historic District.
Request	Review and approval of a demolition of a historic structure located outside of the Historic District under the provisions of Code Section 153.070-.077 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	5051 Brand Road, south side of Brand Road, between Coffman Road and Wellington Reserve Court.
Applicant	Jess and Thad Kittrell
Case Managers	Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 or jrauch@dublin.oh.us
Planning Recommendation	Disapproval

Based on Planning's analysis, the proposed demolition does not meet the criteria of the *Historic Dublin Design Guidelines* and Zoning Code and disapproval is recommended.



15-055ARB
Demolition
5051 Brand Road



Facts	
Site Description	5 acres
Zoning	R-1, Restricted Suburban Residential District
Surrounding Zoning and Uses	North: PUD, Planned Unit Development District (Wellington Reserve) East: PLR, Planned Low Density Residential District (Coventry Woods) South: PUD, Planned Unit Development District (Woods of Indian Run) West: Washington Township
Site Features	<ul style="list-style-type: none"> • Single-family home set back approximately 260 feet from Brand Road. • A detached barn located behind the house was constructed in 1930. • House and outbuilding are at the higher elevations with a grade change of approximately 30 feet sloping north to south. • Several stands of trees are located throughout the property. • Creek is located along the southern boundary of the site.
Zoning Code Appendix G: Properties Outside Architectural Review District Located on Ohio Historical Inventory	<p>This property and 11 others are listed on Appendix G of the City of Dublin Zoning Code and in §§153.170 and 153.173(B)(3)(g) are placed under the purview of the Architectural Review Board.</p> <p>The 12 properties were placed on the Appendix when the review standards for the Architectural Review Board were modified in 1993 (Ordinance 25-93). At that time the Code specified that any properties within the City of Dublin, outside the boundaries of the Architectural Review District and identified on the Ohio Historic Inventory would be subject to review by the Board. It further stated that when properties on the Ohio Historic Inventory were annexed into the city they would be added to the Appendix G and subject to review by the Board.</p> <p>During the Code update for the Architectural Review District in 2010 it was determined these updates and amendments had not been maintained over the years. Accordingly, a separate review process was established to add properties to Appendix G.</p>

Details	Site Modifications	
<p>Historical Background</p>	<p>The two-story, Italianate single-family home was built in 1880. The owner was J.C. Thompson who was identified as the first master of the Masonic Lodge in the area. J.C. Thompson was the owner of the property purchased by the Wyandot Club to permit in 1889 a granite monument to be placed on the site as they believed the site to have been the location of Chief Leather Lips' execution.</p> <p>The home was constructed with a limestone foundation and beveled wood siding with intricate architectural details incorporated into the interior and exterior design. Styles are identified as Victorian: Italianate; and Victorian: Queen Anne. The home was placed on the National Register of Historic Places in April of 1979 and on the Ohio Historic Inventory in August of 1975.</p> <p>The site is outside of the Historic District, but within the Architectural Review District boundaries, therefore, proposed demolition of the structure requires review and approval by the Architectural Review Board.</p>	 
<p>Proposal</p>	<p>The proposal is a request to demolish the existing single-family structure and build a new single-family on the site. Any new structure or modifications to properties listed in Appendix G require approval by the Architectural Review Board. The applicant is requesting demolition prior to the approval of a new single-family structure, which is atypical for the Board. A detailed narrative has been presented by the applicant along with an assessment from an area structural engineering firm.</p>	
<p>Update</p>	<p>The applicant has provided additional materials for consideration since the original schedule hearing date in June. This information has been incorporated into the packet, and includes an addendum to the structural report, a general cost analysis and a letter from the current property owner. Additionally, Planning and Building Standards staff conducted a site visit of the interior and exterior of the property with the applicant's representative.</p>	

Analysis	Demolition
Process	Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis based on the applicable review criteria.
Review Standards	
§153.176 (A)(1)	<i>Structure contains no architectural and historic features significant to the character of the area.</i>
Criterion not met	<p>The applicant’s narrative identifies the age of structure, but represents it does not improve or impact the surrounding area, as is located outside of the Historic District, and is surrounded by single-family subdivisions. The narrative states the architectural style is not a style indicative of Dublin and its main reason for historic note is the original owner.</p> <p>Planning and Building Standards find the significance of this property to be quite clear. There are very few structures of this design remaining in the city. These structures are important to the community as they remind us of our past, and every effort should be made to maintain them in a useful state. While this particular structure is isolated from the concentration of historic properties within the Historic District, the relative scarcity of homes like these outside the immediate Historic Dublin area create an increased level of importance for preservation, and an opportunity to maintain part of the cultural and architectural history of the city.</p> <p>This property is significant to the historic fabric of the city, which is demonstrated through its listing in the Appendix G of the Zoning Code, requiring review and approval of modifications the site and structures by the Architectural Review Board.</p> <p>The <i>Historic Dublin Design Guidelines</i> identify a number of structures within the Historic District boundaries that incorporate Italianate design features, which demonstrate the use of the style and architectural features are not atypical for Dublin. The fact the existing structure is identified as Italianate coupled with its unique location and age reinforce its importance to the historic character of the city and the area.</p>
§153.176 (A)(2)	<i>No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists.</i>

Analysis	Demolition
Criterion not met	<p>Review of the narrative and addendum indicates the property is not habitable in its current state and a number of restoration issues would need to be addressed. The engineering assessment further states that in its current state the house could be repaired, albeit at significant cost to the applicant. The structural engineer opines that the cost of repair outweighs the historic significance of the structure, although the qualifications related to the historical value statement made by the engineering firm were not provided. The applicant has provided additional information indicating a general cost estimate.</p> <p>Planning and Building Standards find that the documentation submitted and the results of a site visit are insufficient to demonstrate that demolition is the only alternative. The site and its structure have been deemed historic and the significance was important enough to ensure historic preservation practices and policies were to be followed. The loss of any demonstrably historic structure is irreversible and every effort should be made to ensure preservation and protection.</p> <p>While the assessment outlines a number of issues to be addressed and the economic impacts it might take to address the items; dismissing the historic significance of the architecture of the structure is not appropriate. Staff respectfully disagrees and notes that the historic value to the community is worth the investment to preserve and restore it to its original character.</p>
§153.176 (A)(3)	<p><i>Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.</i></p>

Analysis	Demolition
<p>Criterion not met</p>	<p>The narrative and assessment state the deterioration is due to the previous property owners' inability to maintain the structure. The documentation identifies the result of the property's neglect over time and the issues that will need to be addressed to restore the property. The assessment and addendum provides a detailed list of issues and concerns that would need to be addressed.</p> <p>Planning and Building Standards agree the structure has suffered from deterioration and neglect, but are not convinced the information provided demonstrates the deterioration has progressed to the point where it is not feasible to restore the structure.</p> <p>Staff questioned the lack of maintenance by the current property owners as the structure has been identified by the applicant as vacant for several years. It appears minimal efforts have been made to protect the structure; however, the larger issues have remained historically unaddressed.</p> <p>While the effects of this lack of maintenance cannot be reversed it should be noted that the structure will need to be secured and maintained by the property owner to ensure further problems are not incurred should the demolition not be approved and improvements not be made.</p>
<p>§153.176 (A)(4)</p>	<p><i>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;</i> Or, <i>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></p>
<p>Criterion not met</p>	<p>The applicant's narrative states a new structure would fit more appropriately given the site's location outside of the District and the residential subdivisions surrounding the site. While a new structure would fit, the intent of this assumes first the existing structure has no value to the community and a new development would be better than the existing structure. In Staff's view, this is certainly not the case in this instance.</p> <p>Accordingly, the retention of the existing structure would not impede development of the area, as the Future Land Use Plan within the Community Plan calls for Suburban Residential Low Density. Currently, no redevelopment opportunities are anticipated in the area. Additionally, the existing structure is located within close proximity to two additional historic properties located outside of the Historic District (5381 and 4915 Brand Road). Planning and Building Standards find the proposed demolition would remove a significant historic structure and diminish the unique historic character of the surrounding area.</p>

Recommendation	Disapproval
Recommendation	<p>Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends <i>disapproval</i> of the proposed demolition as the review criteria have not been satisfied.</p> <p>Should the Board reach a different finding, Planning recommends that the one year waiting period provided in §153.176 (C) be imposed to allow the owner the ability to better secure the property from further neglect and investigate alternatives to demolition. After that period, the proposed demolition could be reviewed again by the ARB, and, if approved, should not be permitted until a new structure is approved by the ARB.</p>