

CITY OF DUBLIN

ARCHITECTURAL REVIEW BOARD

TRANSCRIPT FROM DIGITAL AUDIO

Meeting of August 04, 2015



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1 IN RE: ARCHITECTURAL REVIEW BOARD MEETING

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DIGITAL RECORDING

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Transcribed from digital media by

5

Christine M. Woodruff, RPR from a recording

6

taken on August 4, 2015.

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8 *The following is transcribed to the best of my
9 ability from a digital recording that included
10 portions that were difficult to hear. I have
11 identified the speakers by sound and content,
and such identification may at times be in
error. Proper nouns may be spelled
phonetically.

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1 (Beginning of digital recording.)
2 MR. RINALDI: Good evening. I would
3 like to call the ARB meeting to order.
4 Could I have the roll call, please.
5 MS. WRIGHT: Mr. Rinaldi.
6 MR. RINALDI: Here.
7 MS. WRIGHT: Mr. Munhall.
8 MR. MUNHALL: Here.
9 MS. WRIGHT: Mr. Musser.
10 MR. MUSSER: Here.
11 MS. WRIGHT: And Ms. Fox.
12 MS. FOX: Here.
13 MR. RINALDI: Can I get a motion to
14 accept this evening's documents into the record?
15 UNIDENTIFIED SPEAKER: I move that we
16 do.
17 MR. RINALDI: And I'll second.
18 MS. WRIGHT: Mr. Munhall?
19 MR. MUNHALL: Yes.
20 MS. WRIGHT: Mr. Musser?
21 MR. MUSSER: Yes.
22 MS. WRIGHT: Ms. Fox?
23 MS. FOX: Yes.
24 MS. WRIGHT: Mr. Rinaldi?

1 MR. RINALDI: Yes.

2 Meeting minutes from our June 24th
3 meeting, does anybody have any comments or
4 corrections on those meeting minutes?

5 MS. FOX: Nope.

6 MR. RINALDI: Can I hear a motion to
7 approve?

8 MS. FOX: I move to approve the minutes.

9 MR. RINALDI: And I'll second.

10 MS. WRIGHT: Mr. Musser.

11 MR. MUSSER: Yes.

12 MS. WRIGHT: Mr. Munhall.

13 MR. MUNHALL: I wasn't here, so...

14 WRIGHT: Mr. Rinaldi.

15 MR. RINALDI: Yes.

16 MS. WRIGHT: And Ms. Fox.

17 MS. FOX: Yes.

18 MR. RINALDI: This evening's cases --
19 this evening -- again, the architectural review
20 board is here, is responsible for review of
21 construction and modification or alteration to
22 any site in the review district, or areas
23 subject to architectural review under the
24 provision of code section 153.177. The board

1 has the decision-making responsibility on these
2 cases. A swearing in of anyone who intends to
3 address the board on these cases is necessary.

4 Could I have everyone that wants to
5 speak this evening raise -- stand and raise
6 their right hand, please.

7 (Witnesses sworn.)

8 MR. RINALDI: Thank you.

9 This case is 15-055ARB. It's 5051 Brand
10 Road. It's a case requesting demolition. The
11 following application is a request for
12 demolition of a historic single-family structure
13 located outside the historic district on the
14 south side of Brand Road between Hoffman Road
15 and Wellington Reserve Court.

16 This is a request for review and
17 approval of the demolition request under the
18 provisions of zoning code sections 153.173 and
19 153.176, and historic Dublin design guidelines.

20 Jenny.

21 MS. RAUCH: Good evening, everyone.
22 This is 5051 Brand Road. It's a five-acre site
23 located on the south side of Brand Road. It
24 contains a single-family structure located about

1 250 feet from the road, with an existing barn
2 structure located to the rear. The site has
3 some significant topography change of about 30
4 feet from Brand Road, then south down towards
5 the creek that runs along the southern portion
6 of their site. The site is zoned R1, which is
7 restrictive suburban residential district. It
8 is surrounded by a number of single-family
9 subdivisions, and development within the city as
10 well as the township located to the west.

11 The site, as you can tell, is located
12 outside of the historic district, but it is
13 located within the code on Appendix G, which
14 requires review and approval of any
15 modifications, or demolition, or new
16 construction on this site be reviewed and
17 approved by the Architecture Review Board.
18 That's why this site is under review for
19 tonight.

20 The -- this shows a little bit more
21 zoomed-in version so you can get an idea of the
22 site layout. The structure was built in 1880 by
23 J.C. Thompson. This site, in addition to a few
24 others within this Brand Road area, are also

1 historic sites on that Appendix G.

2 Currently the site is owned -- in a
3 private ownership by a family trust. The
4 applicants are in contract to purchase the
5 property, and have made this request before the
6 board as an opportunity, then, should the board
7 approve that, to build, then, a new
8 single-family home within its place.

9 within the packet of information
10 reviewed by staff as well as by the board, we
11 have included information about -- from the
12 National Register as well as the Ohio Historic
13 Inventory, which talks about the significance of
14 this property. And showing here, then, this
15 two-story single-family home, like I said, built
16 in the 1880s is a Victorian with some Italianate
17 details, as well as Queen Anne details. It is
18 on the National Register of Historic Places as
19 well as on the Ohio Historic Inventory.

20 our review and analysis was based on
21 this information as well as narratives and
22 information provided by the applicant, as well
23 as the current owner of the property. In
24 addition, the applicant has provided engineering

1 reports, cost estimates related to the
2 potential -- excuse me -- modifications for this
3 site, and what that would entail, as well as a
4 staff visit to the site from myself as well as
5 someone from the building division. And then
6 we've also included any resident correspondence
7 that we've received since this application was
8 submitted to -- up to today. So -- and on the
9 board member's table, on that purple paper is
10 some additional comments that we received today
11 as well.

12 So the request today, the applicant --
13 or the proposal will have to meet -- would have
14 to meet two of the four of these following
15 criteria -- and I'm going review each individual
16 one, and go through our analysis of that, so you
17 can understand our recommendation. And then
18 following that, the applicant has their
19 presentation as well, and then the board will
20 deliberate and provide their ultimate
21 recommendation and decision.

22 So, as I said, they have to meet two of
23 the four criteria. In terms of the first
24 criteria, that would be that the structure

1 contains no architectural or historic features
2 significant to the character of this area.
3 Based on our analysis, we have found that this
4 criteria is not met. Largely this has to do
5 with the significance of this property. We find
6 from a staff perspective that it's very clear
7 that there is architectural and historic
8 significance to this, and that there are very
9 few structures that have these design features
10 within the city, and that this is an important
11 reminder of us, of the city and the past that we
12 have created through the architectural and
13 development over time.

14 Also, that this structure, while it's
15 outside of the district, is scarce, and we would
16 like for that to be preserved, and find that
17 that increases the level of importance of this
18 structure, and the importance of the
19 preservation of this. In addition, the
20 guidelines does identify a number of structures
21 that have these architectural features, but they
22 are few and far between. And this, coupled
23 with -- the design of this coupled with the
24 location outside of the district, we have found

1 that this reinforces the importance of the
2 historic features and significance to the
3 character and to the city, and have found that
4 this first criteria is not met.

5 In terms of the second criteria, which
6 is that no reasonable economic use of the
7 structure as it exists, or as it might be
8 restored, and no feasible or prudent alternative
9 to demolition exists. Our analysis has found
10 that this criteria was also not met. As I said,
11 the applicant has provided very detailed
12 information about the property and the current
13 state of that, and the number of restoration
14 issues that need to be addressed.

15 The assessment states that the current
16 house could be repaired, albeit that the
17 significant -- there are significant costs to
18 the applicant. The structural engineer also
19 talks about the costs of the repairs, and that
20 it outweighs the historic significance of the
21 structure. And we have, in our analysis of
22 this, conducted a site visit, and found that
23 this information we found to be insufficient to
24 demonstrate that demolition was the only option

1 for this particular property.

2 The site and the structure have been
3 deemed historic, and the significance is
4 important enough to ensure that historic
5 preservation practices and principles were to be
6 followed, hence the review by the architecture
7 review board tonight, and that we find that the
8 loss of this structure would be irreversible,
9 and that we should make every effort to preserve
10 and protect this.

11 Again, outline -- the assessment did
12 outline that these issues -- there are a number
13 of issues that need to be addressed, and that
14 the economic impact is -- there is economic
15 impact. But dismissing this historic
16 significance of this is not appropriate, and we
17 find that this criteria is not met.

18 The third criteria, then, is that the
19 deterioration has progressed where it is not
20 economically feasible to restore the structure,
21 and that the neglect has been willful. we found
22 also that this criteria is not met. Planning
23 and Building agree that the structure has
24 suffered from deterioration and neglect, which

1 you can see in these pictures, but are not
2 convinced that the information provided
3 demonstrates the deterioration has progressed to
4 a point where it is not feasible to restore the
5 structure. We also had concerns about the
6 maintenance, and the efforts that have been made
7 to protect the structure, and that they have
8 seemingly gone unaddressed over the last couple
9 of years, and contributed to this -- the
10 deterioration of this.

11 In addition, wanting to make sure that
12 any future -- if -- if this is not approved, and
13 this structure remains intact and is not
14 approved for demolition, that all measures are
15 taken to try to preserve this structure even
16 further. So with that, as I said, we found this
17 criteria is not met as well.

18 And then the fourth and final one is
19 an -- is an or. So either the location of the
20 structure impedes the orderly development,
21 substantially interferes with the purposes of
22 the district, or detracts from the historic
23 character of the immediate vicinity, or the
24 proposed construction to replace the demolition

1 significantly improves the overall quality of
2 the architecture review district, without
3 diminishing the historic value of the vicinity
4 or of the district.

5 And, again, the applicant's narrative
6 does discuss that the new structure would fit --
7 a new structure would fit more appropriately
8 with the development, as it's located outside
9 the district, and surrounded by residential
10 subdivisions. But while, obviously, a new
11 structure would fit, the intent assumes that,
12 first, the existing structure has no value to
13 the community, and a new development would be
14 better than the existing. In staff's view, this
15 is certainly not the case in this particular
16 instance. So with that, we found that this
17 criteria is also not met.

18 So in summary, our recommendation to the
19 board is that all criteria are not met, and we
20 are recommending disapproval of the demolition.
21 Also, within the code there is an alternative
22 recommendation, which we have provided for the
23 board's reference as well, that should the board
24 reach a different finding, planning could

1 recommend that a one year waiting period that's
2 provided for in the code would be allowed to
3 find an alternative to demolition. So that's
4 also a consideration of the board. But based on
5 the merit, we are recommending disapproval of
6 the demolition.

7 Does the board have any questions at
8 this point? If not, I can turn it over to the
9 applicant, and I can always come back up if you
10 have any.

11 MR. RINALDI: Didn't have any questions,
12 Jenny.

13 MS. RAUCH: Okay.

14 UNIDENTIFIED SPEAKER: You should be
15 good to go.

16 MS. KITTREL: Good evening, and thank
17 you for taking time from your schedules to hear
18 more about our proposed plans, and our reasoning
19 behind the demolition of 5051 Brand Road.

20 Our goal here tonight is not simply to
21 remove a historic home, but to find a way for
22 the property as a whole to be maintained and
23 honored throughout the future. My name is Jess
24 Kittrel. My husband, Thad Kittrel, is here as

1 well. I would like to begin just by telling you
2 a little bit about ourselves.

3 We've been residents of Muirfield
4 village for nine years, and specifically chose
5 Dublin as the place we wanted to raise our
6 children, of which we have four -- lighten the
7 mood a little -- Reese, Gray, Lane, and Finn.
8 We opened our first restaurant, 101 Beer Kitchen
9 in Dublin as well, and we hope to spend many
10 years here both professionally and personally.

11 If you've been in our Dublin restaurant,
12 you may have noticed I have a love for antiques.
13 The chalkboards are Circa 1910 from an old
14 schoolhouse, and the card filing cabinet and
15 post office box in the front entryway were finds
16 from my time spent antiquing.

17 My husband, Thad, grew up in a
18 historically restored home in Eaton, Indiana.
19 We were also married at a different historically
20 restored home. This is my favorite wedding
21 portrait on their beautiful staircase. We share
22 a love for the beauty of old and historical
23 items and quality craftsmanship. We love
24 stick-leaf furniture, and can't wait to pass it

1 down to our kids someday.

2 We could have easily seen ourselves in
3 an older home. When the New England style red
4 home on Cemetery Road first went on the market,
5 we rushed to see it. Unfortunately, due to the
6 sprawling layout, it did not meet our needs with
7 young children, but what a beautiful home it
8 was.

9 So now that you know, we are not
10 developers, real estate investors, or just
11 people looking to tear down a perfectly good
12 historical home. We're just a family in search
13 of that perfect place to put our stake in the
14 ground.

15 So let's review the facts that we're all
16 present to hear and rule on today. The home at
17 5051 Brand Road, and the barn have, through no
18 fault of our own, deteriorated to a point beyond
19 which is reasonably feasible to restore. There
20 are foundation issues, significant structural
21 issues with the entire west and north framing of
22 the home, at a minimum. Significant water
23 intrusion, mold, and termite damage. The entire
24 home requires replacement of all siding. There

1 is no brick, as some have referred to. And
2 reframing is likely to be needed once the walls
3 are peeled back, and the full extent of the
4 water damage is revealed. Which, as you know,
5 we are only in contract to purchase, and have
6 been unable to do that.

7 Reframing of the roof structure and
8 shingles will also be necessary. The porch and
9 rear addition need removed and properly built
10 with sufficient foundations, as they are
11 crumbling. Any restoration at this point would
12 amount to merely a replica house, and not an
13 example of a historic property.

14 Ultimately the question tonight will be,
15 what is a reasonable cost to require a private
16 property owner to spend in restoration for the
17 benefit of the City in the interest of
18 preservation versus the historic value of this
19 property. To address the specific areas of the
20 code, criteria one states that the structure
21 contains no features of architectural historical
22 significance to the character of which the area
23 in which it's located.

24 Clearly the house has historical

1 significance, or we would not be here today.
2 The history, as explained to us, amounts to the
3 age of home, the style characteristics, and as
4 the Historic Register states, the idea that the
5 original owner, J.C. Thompson was supposedly the
6 first -- and the record says supposedly -- the
7 first Master Mason of the Masonic Lodge, which
8 was located in Worthington.

9 No other historic event or act at the
10 home, or by J.C. Thompson is noted in the
11 Historic Registry. Italianate architecture
12 became popular during the 1840s on the east
13 coast, and it moved inland. Cincinnati, Ohio,
14 actually boasts one of the largest collections
15 of Italianate-style homes in a beautiful area
16 called Over the Rhine. This, however, is not a
17 style called out as indicative to the Dublin
18 area.

19 The Historic Registry actually states
20 that stone farmhouses and stone walls became the
21 local tradition, and architecturally the
22 buildings are significant for the typicality
23 rather than their uniqueness. Here and there
24 one sees a touch of ornament, but practicality

1 was valued more than display. While the home
2 exhibits characteristics of an Italianate-style
3 home, it lacks window symmetry, the corbels do
4 not wrap the entire house, but only the facade,
5 and mission or craftsman-style windows are at
6 the rear of the house, which otherwise lacks
7 windows at all.

8 Here are a couple of examples of true
9 Italianate. You can see the beautiful corbels
10 that wrap the perimeter of the house, the roof
11 lines -- and there's also an example with the
12 bay windows, the asymmetrical front, which the
13 5051 Brand Road does have. The ornate, tall
14 windows that wrap, and the intricate details are
15 also examples of Italianate.

16 The home, by the very nature of its age
17 is valuable; however, we do not feel that this
18 exceeds any cost. While there is one small
19 sentence regarding the Thompson residence in the
20 Register of Historic Places, the stone walls
21 seen throughout Dublin are mentioned multiple
22 times. However, even the City, with respect to
23 the historic stone walls along the current
24 Dublin Road bike path extension, had to draw a

1 line with how many resources were appropriate in
2 allocating to their preservation.

3 After analysis with an inspector, and
4 contractor with over a million square feet of
5 historical restoration experience, we feel there
6 is minimal historic value remaining. Our
7 concern now has become to keep the five-acre
8 parcel intact with a single-family home, made of
9 quality materials that will withstand the next
10 100 years. This is our wish, the Herrons' wish,
11 who are the current owners, and the surrounding
12 neighbors' wish as well.

13 I believe that I've gone past -- that's
14 all right. This is an exterior view of the
15 home. I'm afraid I can't see very well.

16 The wrapping around to the rear of the
17 house, as I mentioned. This is the porch
18 addition, and the beginning of the
19 craftsman-style windows in the rear. This
20 entire section of the house here does not have
21 any windows. This addition and the porch were
22 late as well.

23 Here is the west wall of the home, where
24 the majority of the damage -- you can see it's

1 buckling. Upon our most recent visit to the
2 house, this window has cracked. There's a lot
3 of pressure being put on the west side of the
4 house, and you'll see some interior photos where
5 the floors are sloping by four to six inches in
6 that direction. And you can see the siding is
7 bubbling and buckling. Many holes in the
8 roofline here, and on the side as well. During
9 the rainstorms, water was just pouring in.

10 I got behind. These are the quotes from
11 the historic registry regarding the stone walls
12 that were mentioned many times. Here's where I
13 was.

14 The land. So the land is absolutely
15 beautiful. Along the rear of the property --
16 it's hard to get to, there's some dense woods,
17 but the kids and I trudged through. There's the
18 beautiful Indian Fork Creek here. This is a
19 couple of fawns that have made their home here
20 with their mother. They like to follow us
21 around the property while their mother is out
22 foraging. There are fruit and nut trees that
23 are clustered in the center of the property.
24 They're in some desperate need of pruning and

1 some care, but we hope to be able to keep those.
2 There's apple trees, pear trees, walnut. And
3 here is the south end of the property that leads
4 down to the creek. You can see some of the
5 elevation change start to happen here.

6 That leads me to criteria number two.
7 This is that there is no reasonable economic use
8 for the structure as it exists or as it might be
9 restored, and that there exists no feasible and
10 prudent alternative to demolition.

11 The home cannot be lived in, rented, or
12 used in its current state. A realtor originally
13 brought this property to us, knowing our wish
14 for a large, mature parcel in Dublin, and our
15 love of old homes. After touring the home and
16 noting the condition had further declined since
17 his last visit, we decided to spend money
18 getting an inspector's opinion as well as a
19 general contractor with experience in historical
20 restoration.

21 William Lett of Bill Lett Construction,
22 and owner of multiple historic homes himself,
23 toured the property, and read the inspector's
24 finding as well. In his professional opinion,

1 the home is in very poor condition, and would be
2 in the range of \$225 a square foot for the
3 2600 -- 2,695 foot -- square-foot home, not
4 including any upgrades, just getting it to
5 livable condition.

6 A realtor, after obtaining this
7 information, concluded that in the Dublin
8 market, the house currently appraised at
9 \$305,000, combined with a restoration cost of
10 over \$600,000, is not a reasonable economic use,
11 and cannot be substantiated. There simply are
12 no homes with only 2,700 square feet, three
13 bedrooms and one bathroom that would be worth
14 over a million dollars in Dublin, Ohio,
15 regardless of the amount of land with them,
16 unless that land was split and developed, which
17 is against the wishes of all those involved.
18 The engineer from the wing Inspection Group also
19 says their experience strongly suggests that any
20 renovation costs will be excessive.

21 This ARB condition does not state that
22 the property can or cannot be restored at any
23 cost, but a reasonable economic use. Investing
24 over a million dollars to have a house in the

1 end worth only \$500,000 is not a reasonable use
2 of economic resources. Restoration is not
3 feasible or prudent. And it is not feasible to
4 place another home on-site without removing the
5 house and developing the entire acreage, which
6 we are here to prevent, or building a new home
7 on the same general site.

8 There have already been multiple people
9 who have determined this is not economically
10 feasible to do over the last ten years. During
11 that time the condition has only worsened.

12 The property is currently owned by the
13 trust, and Don Herron is the trustee. He
14 provided a letter that should be in your packet.
15 He states in the letter, they have been aware of
16 the serious structural issues, even prior to his
17 father's death in 2005. But his mother,
18 Patricia, did not think she had the assets to
19 undertake a serious project of that magnitude.
20 And because Don has fiduciary responsibilities
21 to the beneficiaries of the trust, he also
22 determined it was not economically feasible to
23 undertake correcting the serious structural
24 problems. The trust simply did not and does not

1 have the funds to undertake such an open-ended
2 project.

3 During these past years the house has
4 been vacant. The Herrons were involved in
5 negotiations with a potential buyer attempting
6 to restore the house. In order to finance it,
7 the buyer was trying to parcel off the back
8 portion of the property, and sell it to the
9 Coventry Woods residents, whose properties back
10 to the 5051 Brand Road property on the east
11 side. In the end he was not able to make it
12 work. The residents report the asking price
13 from the potential buyer was in the \$300,000
14 range for approximately half an acre. And
15 although the residents wanted to see the
16 property undeveloped, they were unwilling to pay
17 such a steep price. The potential buyer fell
18 through for the Herrons. Don himself cannot
19 justify the cost to do it.

20 Architect Richard Taylor states in his
21 letter that waiting won't hurt. And my response
22 to that would be, he's right in some ways.
23 waiting won't hurt him, and it won't hurt me.
24 The only people it hurts is the Herron family,

1 whom the burden will fall on. Any other land
2 parcel of this size in this location would sell
3 for \$400,000. What will they be able to sell it
4 for should this request be denied? Meanwhile,
5 Don will continue to spend six hours a week
6 mowing and maintaining the property, and waiting
7 for the perfect buyer.

8 Another way to interpret this criteria
9 is that the house could be used for a museum, a
10 hotel, or another revenue-generating entity.
11 This also is unrealistic for several reasons.
12 The property is long and narrow, as you saw in
13 Jenny's slide as well. The property is long and
14 narrow. It's in the middle of a residential
15 neighborhood, where no other businesses exist.
16 There are six properties adjacent, and although
17 the neighbors are in support of a new
18 single-family home, I can say with confidence
19 they would not support a bed and breakfast
20 ending up in their back yard. The home itself
21 does not have enough revenue-generating
22 attributes inside or outside to make it a
23 tourist attraction where one would pay a fee
24 either.

1 That takes me to criteria three.
2 Deterioration has progressed to the point where
3 it is not economically feasible to restore the
4 structure, and such neglect has not been
5 willful. When we first drove up to the
6 property, our hopes were really high. However,
7 upon entering and touring the house -- and that
8 was prior to knowing it was even on a historical
9 registry -- it was in horrible condition.
10 Visible water was leaking into the vacant home.
11 Large cracks in the walls, heavy dips in the
12 floors and doors that did not line up anymore
13 all pointed to major foundation issues; however,
14 we decided to spend the money for an inspection,
15 and have a professional in historic restoration
16 review it.

17 As you can read in the reports, both
18 felt strongly there is not enough to save, and
19 any efforts made to restore could possibly be
20 made in vain. The cost to bring the current
21 structure up to safe and habitable condition is
22 significant, and cannot be justified. Most of
23 the same justifications as listed in item two,
24 are the same here. As outlined by the letter

1 provided by Don Herron, this was by no means
2 willful neglect by him or his parents.

3 Don's mother very much loved her home,
4 however the structural issues she knew about
5 were too great for her then, and they are too
6 great for Don now. Dave Jenkins, the neighbor
7 on the west side, can attest to helping
8 Mrs. Herron replace the front siding, only to
9 find extensive termite damage underneath. The
10 engineer report states some issues found are
11 typical for homes of this age, however, many of
12 the items that were observed go beyond typical
13 and/or common, and unfortunately many of these
14 items listed within this report are significant
15 structural issues that pose significant threats
16 to the overall integrity of the property.

17 The report lists the following issues.
18 I'll allow you to read them, but they are in the
19 reports as well. Mold, framing -- I think I've
20 mentioned most of these already. There's a few
21 interior pictures of the home. This is in the
22 northwest corner. In almost every room -- I
23 think every room you can see the water damage
24 and the large cracks just bowing.

1 This is in an upstairs room, and this is
2 common throughout the house as well, large water
3 coming in, and mold visible. You can't see the
4 mold as well here, but it's pretty much all over
5 the ceiling. This is a drop ceiling that was
6 actually put in on the second floor, and you can
7 see pieces of it have fallen out. And this is
8 where water is pouring in from the second story
9 down onto the beautiful staircase that we would
10 hope to preserve.

11 Here is a portion of the staircase, and
12 some of the mold -- I don't know if you can see
13 it in these pictures, in the lighting, but
14 there's mold visible on the furniture and the
15 woodwork as well.

16 And on to criteria four. The location
17 of the structure impedes the orderly development
18 substantially, interferes with the purposes of
19 the district, or distracts from the historical
20 character of its immediate vicinity, or the
21 proposed construction significantly improves the
22 overall quality of the residential district.

23 We're not quite sure what the reference
24 or definition of the district applies to this

1 property. If it's referring to the neighborhood
2 and the surrounding properties in general, we
3 feel that by maintaining the large five-acre
4 parcel and the surrounding area, it will
5 maintain the character of the area by ensuring
6 that a developer does not try to turn this into
7 a new neighborhood with five to ten homes if or
8 when the house falls down.

9 we have spent a lot of time at the
10 house, and spoken with many neighbors. They
11 have all been very supportive and excited about
12 the prospect of a Dublin family buying the
13 property, as opposed to a real estate investor
14 or a developer. All that we have spoken to have
15 indicated their number one priority is that the
16 parcel remain intact.

17 Please refer to the letter written by
18 Roger Raybold, whose property is adjacent to the
19 5051 property near the falling-down barn. Roger
20 views both structures, the house and the barn,
21 as a safety hazard. Roger and Donna have a two
22 boys, ages 7 and 9, whose swing set sits only 75
23 feet from the dilapidated barn.

24 Again, it's a little hard to see in this

1 lighting, but this portion of the barn here is
2 held up by posts on cinderblocks. The west
3 portion of the barn fell down last year in a
4 storm. This is in extremely bad condition. It
5 was built in the early 1900s.

6 Roger also states that while he respects
7 and values the historic architecture of an old
8 house, he's nervous about what will happen if
9 the request is denied, and assumes it will just
10 sit empty and further deteriorate. His family's
11 preference for the lot to be cleaned -- is for
12 the lot to be cleaned up and kept intact with a
13 new single-family home.

14 If the ARB criteria refers to the
15 historic district as downtown, it's obviously
16 not in the historic district.

17 In closing, I would like to address our
18 request to demo before plan approval. The
19 reason that we are requesting immediate
20 demolition of the property is due to the
21 declining condition and the safety concern the
22 house and barn pose to us and any neighborhood
23 kids that currently play near the property, like
24 Roger and Donna's. The barn could collapse at

1 any second. And with the increasing moisture
2 damage occurring to the home, we are afraid of
3 what may happen. The second floor is sagging
4 excessively, and I, myself, would not go up
5 again after my first look. My children were
6 barely allowed to go inside the house at all,
7 and are instructed to stay clear of the barn
8 completely when we visit.

9 we should not be required to put
10 additional money into maintaining a house that
11 is only going to be torn down in the future, nor
12 should the Herrons. If the board approved the
13 demolition, whether the house is raised now, or
14 after future plans are approved by this board,
15 plans must still be approved. Whether we have
16 plans in eight months or 18 months, the property
17 is not going to be in better condition, and the
18 conditions that are present today would not
19 change the outcome of whether or not the
20 demolition order is approved tonight.

21 we do not want to rush through the
22 design process just to get plans done. We want
23 to find the right professionals, and make sure
24 the property is done justice with the home that

1 will survive the next 100 years. The plan
2 approval process is and should be a separate
3 issue. The type of home we would like -- hope
4 to place on the property would be a custom
5 farmhouse style, incorporating a mixture of
6 exterior materials, likely including stone and
7 wood, roofing materials such as cedar shingles,
8 or a standing seam metal.

9 Tall windows and a stamped driveway
10 would also be desired characteristics. Our hope
11 is to salvage the few remaining undamaged items
12 in the house, which is to be determined.

13 However, we hope that the mold can be removed
14 from at least the stairway railing -- which the
15 end piece looks very similar to my wedding
16 portrait. I'm quite fond of it, and -- as well
17 as the trim work. I'm sad that it's hard to see
18 in this lighting, but this is the one piece, the
19 trim work with the Masonic emblem is only
20 located in one portion of the house, and this is
21 it. But you can kind of see there's the Masonic
22 emblem there, and we would hope to salvage this
23 and incorporate it into our home.

24 we're open to working with the board on

1 a reasonable agreement regarding plan review if
2 given approval for the demolition; however, we
3 strongly urge the board to approve immediate
4 demolition of the barn, because we view it as
5 the greatest safety risk currently.

6 We and the Herrons are also open to a
7 sale of the home for a dollar should the city
8 wish to move the house from the property,
9 possibly into the historic district or city
10 property and restore it.

11 That was -- that is it for my prepared
12 comments. If you have questions for me now,
13 or --

14 MR. RINALDI: Thank you. Anybody have
15 any questions for the applicant?

16 MR. MUSSER: Are you currently in
17 contract with -- to buy the home?

18 MS. KITTREL: We are in contract with a
19 contingency for demolition.

20 MS. FOX: Has the property been publicly
21 for sale in the past?

22 MS. KITTREL: Not that I'm aware of. My
23 understanding is that when Mrs. Herron died
24 three years ago they were in negotiations with a

1 buyer that was a family friend --

2 MS. FOX: Uh-huh.

3 MS. KITTREL: -- and that that buyer
4 proceeded -- I believe it took a couple of years
5 of trying to figure out if he could parcel off
6 the back portions. The neighbors said that
7 there were surveyors out, and a lot of measuring
8 going on. They were approached about possibly
9 purchasing, but that fell through.

10 we had given our realtor kind of our
11 list of, do we restore a Muirfield home, do
12 we -- after four kids, we outgrew pretty
13 quickly, and we had also always intended on -- I
14 would love to live in the country. I'm kind of
15 a country bumpkin -- wanted a large parcel, and
16 he was originally supposed to list this property
17 for the Herrons, and still had the key. And
18 when I came and gave him my list of criteria, I
19 said, I would love to have a large parcel in the
20 city. I would love to restore a home. I still
21 want neighbors. He said, good luck, Jess, you
22 won't be in Dublin.

23 And -- but then he thought of this
24 house. And then we were -- that's why we were

1 so excited to see it. And it does look
2 beautiful from the street, and driving up we
3 were just -- we were tickled, but it was pretty
4 sad to see it when we went inside.

5 MR. MUSSER: So if you -- if you
6 actually -- if it were feasible to restore the
7 home, you really couldn't live in it as it is
8 now, you would have to -- you would have to
9 build an addition, correct?

10 MS. KITTREL: Addition, yes.

11 MR. MUSSER: So you would have the cost
12 of buying the property, the cost of restoring,
13 plus the cost of additions, which what would
14 that --

15 MS. KITTREL: I don't even want to know.
16 Quite frankly it would be a scary -- it would be
17 a scary sticker price when you're dealing with
18 the foundation just having to -- and our
19 understanding -- Mark is here from the wing
20 Inspection Group if you have more pointed
21 questions towards the structural engineering,
22 because it's not my background, is that even to
23 lift the house to repair the foundation, the
24 house could not survive that process because of

1 the damage that exists so far.

2 MR. RINALDI: Thanks.

3 MS. KITTREL: Thank you.

4 MR. RINALDI: I would like to hear from
5 any residents that want to speak -- Tom.

6 Tom, state your name and address for the
7 record, please.

8 MR. HOLTEN: Sure. Tom Holten, 5957
9 Groundstone Place, Dublin, speaking for the
10 Dublin Historical Society. The -- I just wanted
11 to comment on a couple of points from
12 Ms. Kittrel.

13 The historic district does include
14 parcels outside of the historic -- the city --
15 the downtown area, as I think Ms. Rauch pointed
16 out as the Appendix G. So it does include
17 some -- some homes and sites that are outside of
18 the immediate downtown area.

19 And looking at the wing (indiscernible)
20 Inspection Group report, my understanding is
21 that their -- in fact, they state that their
22 comments are based solely on a visual
23 observation, and on the knowledge and experience
24 of the inspector and associates. So they did

1 not do a thorough -- they couldn't do a
2 structural inspection, measurements, and that
3 kind of thing. So I'm just wondering, just
4 speculating, of course, that if you took someone
5 who was -- took an inspector who was, let's say,
6 more favorable to the property, and wanted to
7 restore the property, I wonder if they would
8 say -- if they might come up with a different
9 conclusion, saying, yes, maybe we could save the
10 property with a lot of other work. But it
11 sounds like wing might have been more favorable
12 to just -- to demolition than a restoration.
13 I'm just speculating on that.

14 My comment, though, I wanted to point
15 out a couple of things. From the historical
16 society and historical preservation standpoint,
17 there's just two things I want to say. The city
18 in particular is, as stated, very firmly in the
19 community -- community plans, going back to '97,
20 the first one I looked for, that protecting
21 historic resources in outlying areas beyond
22 Dublin corporate boundaries is an important
23 value of the community. So outside of the
24 corporate boundaries, anything that they deem

1 historic is important to preserve. And that's
2 why the city has accumulated, or has inventoried
3 properties, including this one, that we often
4 call the Thompson builder, or the Herron add.
5 It has many names, Thompson builder, Herron
6 property.

7 So back to 1997, that was stated as in
8 the community plan. In 2007 there's a statement
9 that under historic property -- historic
10 structures much of the community's character is
11 derived from its historic architecture and built
12 heritage. Many of Dublin's historic buildings,
13 along with several unique dry-laid stone walls
14 and cemetery vaults, warrant some degree of
15 protection. And then map 6.1 illustrates the
16 general location of these historic structures.
17 And that map includes over 140 unique points
18 around Dublin, including this -- including this
19 property.

20 And one wonders, as it says -- let's
21 see -- oh, yes, it warrants some -- some degree
22 of protection, and one wonders, from whom and by
23 whom. And in this case I believe that
24 protection is falling on our -- on the -- in

1 front of the desk of the Architecture Review
2 Board. If we don't speak out now, when a
3 historic property is neglected, and has been
4 allowed to deteriorate so that the only logical
5 conclusion seems to be demolition, where is our
6 history? where is -- where are the buildings
7 that Ms. Kittrel mentions that she loves, where
8 she was married, and where she almost moved her
9 family in Hilliard. And that would -- when
10 they're married, but they found it was not the
11 right size, I think she said. Where do we draw
12 the line as a city, as a community in Dublin?

13 Yes, it's going to cost money. She said
14 several times, someone -- if the cost is not
15 justified. It's not justified by whom? Again,
16 it's in our community plan. We have to value
17 these properties. We have to value these sites.
18 Where do we -- are we going to tear down the
19 stone walls every time we dig up a pipeline or
20 move utility lines, that kind of thing. No, the
21 city puts them back. We see that happening
22 again and again. Those are important to the
23 community character, to the quality of life that
24 we seem to enjoy here in Dublin. So, again, we

1 have to look back at what we value in the
2 community.

3 In fact, if you look at 2002 -- if you
4 can find it -- the 2002 community plan -- or
5 annual report. This property, the Herron
6 builder, Thompson-Herron property is featured on
7 that -- on that annual report for the city of
8 Dublin. So, again, much of this community's
9 character is derived from this historic
10 architecture and built heritage. So it warrants
11 some degree of protection. And I think tonight
12 that protection is falling with the ARB.

13 Thank you.

14 MR. RINALDI: Thank you.

15 Rich Taylor.

16 MR. TAYLOR: Good evening, my name is
17 Rich Taylor, 48 South High Street in Dublin.
18 I'm a 23-year resident of Dublin. I'm an
19 architect, and I've had my office in historic
20 Dublin for the past 15 years. I'm also a former
21 member of the ARB, a former member and vice
22 chairman of the Planning and Zoning Commission,
23 and a former board member of the Historic Dublin
24 Business Association.

1 Over the past 30 years I've worked on
2 dozens of projects in historic districts, and I
3 have a deep appreciation for how our buildings
4 connect us to our past and to our future. I
5 also have a deep appreciation for personal
6 property rights. I've argued many times for
7 zoning variances and other deviations from
8 building regulations to accommodate the needs of
9 my clients, and I've been with the demolition of
10 several homes to make way for new construction.

11 So I do understand the desires of the
12 owners of this house to sell it. And I
13 understand the desire of the potential buyers of
14 this house to remove it to make way for the home
15 that they want to build, but ownership of
16 architecturally or historically significant
17 buildings is partly vested in the whole
18 community. It is, therefore, the responsibility
19 of the whole community to help preserve them,
20 because when significant buildings are lost, we
21 lose forever a bit of the connection to our
22 past, and to our future.

23 Prior to 1940, most significant American
24 homes were designed in one of a very few styles.

1 This one falls into the Italianate style, which
2 dominated American home design from 1840 to
3 1880. Pre-1940 homes like this reflected the
4 fashions and tastes of the time. In that
5 regard, this home is a bit of a time capsule,
6 freezing a particular moment in time in the
7 history of Dublin.

8 As Americans we haven't always
9 appreciated our own history. Some buildings
10 that we might have celebrated today we're
11 demolished long ago, but that's because we've
12 only recently learned to recognize and value
13 significant homes.

14 The Dublin Historic Society, for
15 example, whose mission is to encourage
16 preservation of historic sites and buildings in
17 and around Dublin, didn't even exist until 1974.
18 This home has documented architectural and
19 historical significance to Dublin. And because
20 it was built in what was an undeveloped rural
21 location at the time, it has the additional
22 significance of almost certainly being the only
23 home to ever exist on this site.

24 Few homes are ever completely beyond

1 repair. To a certain degree, the condition of
2 the house, when it's ready for a major overhaul,
3 is irrelevant. Many restorations are stripped
4 to the studs regardless of their condition.
5 Most restorations need foundation repair. Most
6 need roofs, and siding, and windows replaced.
7 Most need plumbing, electrical, and heating
8 systems. If that's what this house needs, it's
9 not a unique situation for a historic home, and
10 certainly not a reason to demolish it.

11 It's also irrelevant to try to compare
12 the cost of restoring this home to the cost of
13 building new, since it's impossible to put a
14 value on our own history. But it is worth
15 commenting on the rough estimate given of \$225
16 per square foot to restore this home. In my
17 experience as a perfectly reasonable number, my
18 clients routinely spend that and much more on
19 their renovation projects.

20 And I would add that \$600,000 spent to
21 restore this house, plus another \$300,000, give
22 or take, to put on, and another 1500 square foot
23 would bring the value of the building to
24 \$900,000. Houses in Dublin, new custom homes,

1 are \$200 a square foot to build. Divide that by
2 4,500 square foot and you have -- or multiply it
3 by 45, and you get \$900,000, it's the same cost
4 to build new or to remodel this, either way.

5 But if the only criteria that you use to
6 evaluate a historic home is comparing renovation
7 costs to new construction costs, then no
8 historic building is ever worth restoring.
9 Historic renovation is an investment in our
10 culture. Some of our country's most beloved
11 historic homes were at one time slated for
12 demolition, but were saved, and are now
13 cherished parts of our architectural heritage.

14 Clearly the Dublin community prefers an
15 architecturally eclectic city, one where new
16 buildings and old buildings coexist, and where
17 old neighborhoods and new neighborhoods bump up
18 against each other. We all appreciate the charm
19 and the character of the original buildings in
20 historic Dublin, even as we insert new homes and
21 new buildings into the gaps in our historic
22 village center.

23 It was only a few years ago that the ARB
24 approved the renovation of a very small house at

1 38 South High Street in historic Dublin, a
2 one-time home to the Sells family, and more
3 recently a tattoo parlor. Four years ago it was
4 a decrepit eyesore, but a new owner came along
5 who appreciated the potential of the building,
6 and restored it in spectacular fashion. A
7 similarly bright future may await this home.

8 I believe that our community has a moral
9 responsibility to protect our architectural
10 heritage. Our buildings are a part of who we
11 are now, because they help us to understand who
12 we were before. We devalue ourselves and our
13 community when we obliterate our collective
14 past. Advancing the appreciation of Dublin's
15 history is one of the reasons that the
16 Architectural Review Board was formed, with a
17 very specific responsibility to prevent the
18 deterioration of the reviewed district and
19 historic sites.

20 This is clearly a historic site, and the
21 ARB is required by code to prevent its
22 destruction. We find ourselves debating the
23 future of this home tonight because we as a
24 community haven't been proactive enough in

1 preserving our significant homes. It's time to
2 correct that. I call upon our city government
3 to take the immediate steps to identify and
4 secure these pieces of Dublin history before
5 they're lost forever, starting with this house.

6 Finally, since this house doesn't suit
7 the current or potential owners' needs, please
8 leave it for another, someone who finds a way to
9 give it new life for the benefit and the
10 enjoyment of the entire Dublin community. The
11 home has lasted 135 years, a few more waiting
12 for the right owner won't hurt. And I would
13 like to add that perhaps the publicity that's
14 been surrounding this will bring that new owner
15 forward.

16 Thank you.

17 MR. RINALDI: Thank you.

18 Dave Jenkins.

19 MR. JENKINS: Hello. I'm Dave Jenkins,
20 and I live at 5071 Grand Road, right beside the
21 Herron property. And in 2009 I went into
22 Patty's house, she asked me to take a look.
23 Water was pouring through the ceilings,
24 everything. We put a new roof on it. We

1 scraped and painted, put 152 tubes of caulk on
2 it, fixed all the windows. We took the whole
3 front half of the house off, because of termite
4 damage. The windows are leaning. We
5 straightened the windows up. We put it all back
6 together, redid the gutters, did the soffits,
7 everything. It looks like crap right now.

8 That's going to happen every five years
9 to a house like that, unless you strip it
10 completely down and put new siding on, that's
11 the only thing you're going to be able to do to
12 keep paint on it. It's going to be five years.
13 And I don't -- who wants to say that, that's
14 what's going to happen.

15 The place is absolutely a disaster now.
16 It's got mold. We saw termite damage. We had
17 to put in new stringers to even nail the siding
18 back on. The house sags about four inches in
19 one corner, the northwest corner.

20 I mean, the guys know what they're
21 doing. You people say they didn't get far
22 enough in. We were in it, mold everywhere. You
23 can't Jack up the house. He said if he jacked
24 the house up, he'd probably do more damage than,

1 you know, just trying to straighten it out.

2 I love the house. I thought it was a
3 great house, but it is way beyond repair now. I
4 mean, it's ridiculous. The barn is falling
5 down, like they said. I know why I'm getting
6 with Jessie, here, and her husband. And I'm a
7 neighbor, and I'm affected more than anybody in
8 this room, except for the other neighbors, and
9 we're all wanting I think the same thing is a
10 single-family home built here, and a nice home
11 that isn't falling down.

12 And I don't know who you think you're
13 going to find that is going to come in here and
14 restore this house. And if they put new siding
15 on, they ruin the historical effect of it. So
16 who is going to come in here and rebuild this
17 every five years. You're crazy. Nobody is
18 going to do that in their right mind. If they
19 are, they're an idiot. I mean, it's ridiculous.

20 so, let's figure out -- everybody wants
21 to preserve this, and I agree to that. But I
22 know -- I lived here since 1958. You see how
23 many farm houses I saw knocked down that was a
24 lot nicer than this house? They didn't care.

1 They put a hundred houses on it. And that's
2 what they did. What's -- for a developer, Oh,
3 my God, Dublin bends over backwards for. But my
4 idea -- this is a single family. They're good
5 neighbors. I haven't even met them, and I like
6 them already. They're very prepared. They're
7 very professional. And I feel that they should
8 be willing -- or you be willing to let them
9 knock it down, because it's not worth saving.

10 And I agree, the historical thing to
11 it -- I like the idea, give them a dollar and
12 move the house. You know, put it downtown
13 Dublin, I don't care. But I doubt whether you
14 can do that.

15 The other thing I really am concerned
16 about is, what is your intent. If you don't get
17 a single person to come in here and rebuild this
18 house, and it just sits there, then what? We
19 lose a potential buyer, and -- they had another
20 buyer. Dublin would not work with them, and I'm
21 telling you they wouldn't. Herron told me that
22 today. He tried to -- he was going to try and
23 restore it. They wouldn't put anything in
24 writing to him, nothing. I mean, he worked a

1 year and a half trying to get Dublin to
2 cooperate with him, and they wouldn't. They
3 wouldn't put anything in writing. And I've been
4 here long enough. I've been to all the council
5 meetings, and I fought everybody around here. I
6 didn't want one house built here, as a matter of
7 fact, but that didn't work out.

8 My main concern is, everybody wants to
9 say, oh, let's restore this, and let's do that.
10 I agree, that would have been a great idea, and
11 that was her intent when she first looked at the
12 place. But now that -- even if you did, Dublin
13 has the money to restore it. Okay. If they buy
14 it and restore it, what are they going to do
15 with it? I don't want a venue beside me. I'll
16 be suing anybody that votes for that. I will.
17 I'll get an attorney, and I'll clean your clock,
18 and I know a lot of guys that have. And I'm not
19 afraid. I'm threatening because I live beside
20 it, and this affects me directly. It affects
21 my -- it's a residential area.

22 I don't know what your intent would be
23 to whoever -- you know, that's a pipe dream to
24 say somebody is going to come in here and

1 restore this house. I mean, it's not feasible.
2 It's -- it doesn't exist. In this day and age
3 that somebody is going to have a bathroom off
4 the kitchen and a half bath in a sitting room,
5 and no access to any other -- the bedrooms can't
6 get to the bathroom without going through the
7 master bedroom. I mean, that's ridiculous.

8 Dublin -- and a guy tried to say, okay,
9 I want to build onto the house. They wouldn't
10 talk to him about that. So you're asking people
11 to do something that you're not going to allow
12 them to do anything. You want them to rebuild
13 the house just exactly the way it is, and leave
14 it that way. Well, nobody is going to do that.
15 Let's be realistic here, nobody will do that,
16 and spend that kind of money. And like I said,
17 Dublin could do it. They've got the money to
18 burn, but what are they going to do with it?

19 It would be great to restore it, but
20 what is it -- what is it going to be, you know?
21 Are you going to let it sit empty, or are you
22 going to have a venue there? If you have a
23 venue there, I'm going to be suing, so that's --
24 I just feel that -- and I really did, I helped

1 Mrs. Herron. I'm a great neighbor, and I did
2 everything I could for her, and she was as happy
3 as I've ever seen her in the 37 years I lived
4 beside her.

5 And -- but now the house is just right
6 back where it was, you know, and it's going to
7 happen after somebody goes in and restores it,
8 they're -- it's going to be a constant
9 maintenance nightmare.

10 MR. RINALDI: Thank you.

11 MR. JENKINS: Okay.

12 MR. RINALDI: Donna O'Conner.

13 MS. O'CONNER: My name is Donna
14 O'Conner. I reside at 5065 Winchell Court. My
15 husband Roger and I bought our home five years
16 ago, and our home backs up directly to the rear
17 portion of the Herron property.

18 We were very fortunate to meet
19 Mrs. Herron before she passed away, and our boys
20 would just -- she would delight in our boys
21 running up to her porch, and she always wanted
22 the boys to play in the back piece of the
23 property, and we have certainly taken, you know,
24 many, many a baseball games back in the back

1 portion of that property. When she died, my
2 husband and I really wondered, you know, what
3 was going to happen with the property.

4 And like Jess said, and Mr. Jenkins,
5 there were surveyors -- there was, you know,
6 some activity all the time. And as back
7 neighbors, you're always curious. And like Jess
8 said, when we did hear that the Herrons had a
9 buyer, but couldn't afford to renovate the
10 property and restore the home unless he sold a
11 parcel of the back property, there were
12 neighbors there on Wenchill Court and Coventry
13 Woods that we were very seriously considering
14 pooling our money together and buying the last
15 half acre or acre in order for, you know, the
16 funds to free up this other person. That fell
17 through, but the price on the half acre, acre,
18 was just astronomical, because he needed the
19 money to then put into the house. So we, you
20 know, dismissed that and said, well, we're just
21 going to have to wait and see what happens with
22 the property.

23 As much as Roger and I respect old
24 homes -- I grew up in Hudson, Ohio, in the

1 northeast section of the state. Huge historic
2 district, to those that are aware of it. So I
3 understand the desire to renovate, and things
4 like that. But my husband had a great analogy
5 that he wrote in his letter. And it -- to us,
6 not having the structural background, it sounds
7 sort of like replacing the bottom layer of a
8 house of cards without the rest collapsing. I'm
9 not sure what private party would have the funds
10 to do this.

11 Should the demolition be denied to this
12 house, we urge the board and the city to come up
13 with a plan for the property. As adjacent
14 property owners, we haven't heard of any plan,
15 should Jess' plan fall through.

16 You know, and we came in at the tail end
17 of the controversy surrounding the Wellington
18 Reserve property across the street on Brand
19 Road, certainly heard the clear-cut of the
20 100-and-some old trees that were cleared for
21 that development. And I agree with Mr. Jenkins,
22 you know, we're going to approve that as a city,
23 but not this to keep a five-acre parcel intact,
24 you know, within that area.

1 So the proposed option, you know, Roger
2 and I certainly support our kids -- you know, as
3 soon as I saw her kids in the back yard, we came
4 out and talked, and she's been a great, you
5 know, future neighbor so far. And so my husband
6 and I, we certainly support their plan. All the
7 adjacent property owners there on Wenchill
8 Court, two that are direct neighbors to us that
9 aren't here tonight, support it. Those are the
10 adjacent property owners to this property. And
11 we do worry about what's going to happen,
12 because everybody is saying renovate it, restore
13 it, let's do something, but who is in line to do
14 it? And it doesn't seem that anybody has been
15 too eager to give it a go until this process
16 until Jess and her husband wanted to do this.

17 So we certainly, you know, support Jess
18 and her proposal. The house is deteriorating.
19 The boys aren't allowed towards the barn. It is
20 certainly falling down, and we worry. We worry
21 about what's going happen if -- if this proposed
22 application is denied.

23 Thank you.

24 MR. RINALDI: Thank you.

1 And Kevin Walter.

2 MR. WALTER: Hi, there. I'm Kevin
3 Walter. I live at 6289 Ross Bend. I spent six
4 years as a planning and zoning commissioner, but
5 tonight I come to you as representing the
6 friends of Dublin, and as a candidate for Dublin
7 City Council.

8 Tonight the applicant asked, what is
9 reasonable for a home owner to spend on
10 restoration. I might remind the board that the
11 applicant is only under contract as she
12 indicated, and is under no obligation to buy
13 this house. The home itself is listed on the
14 Dublin -- is listed on the National Register of
15 Historical Places. It was placed there in 1979.

16 In order to receive approval, the
17 applicant needs to prove that two of the four
18 conditions are met. I think Mr. Taylor spoke
19 well tonight about the economic viability of the
20 property. I want to speak to you tonight about
21 the historical nature of the property. So
22 history is full of dates and places. It's also
23 full of people and characters that shape their
24 surroundings. A home is not historic in and of

1 itself. It is historic because of the
2 characters around it.

3 So instead of focusing on technical
4 elements, I thought I would tell you a story. I
5 want to tell you the story of the Thompson
6 family that built the house. The family story
7 starts at the time of the American revolution.
8 Three brothers from Maryland; Alexander, John,
9 and William Thompson joined the revolutionary
10 Army to fight for American independence.
11 Alexander was a company commander, while John
12 rose to colonel, Robert served as an
13 infantryman.

14 At the end of the war all three were
15 awarded pensions by the Continental Congress.
16 In 1832 they were awarded pensions by the
17 Department of War, John, William, and Alexander.
18 Most importantly, as a colonel, John also
19 received a revolutionary war grant -- land
20 grant. And this is listed in the National
21 Archives.

22 The land grant provided John with 275
23 acres of the land along the Scioto River. In
24 1788, Alexander had a son named John C.

1 Thompson. I'm sorry, Joseph C. Thompson.
2 Joseph becomes the central figure in the
3 Thompson family. Following Joseph's service in
4 the war of 1812, he and his Uncle John traveled
5 to Ohio and began living on the banks of the
6 Scioto, on the land John was awarded.

7 Joseph married Mary Guy, and before her
8 death had two children, Alexander and John.
9 Joseph later married Eliza Smith, and had five
10 more children: Joseph, Samuel, James G.,
11 Katherine, and William A. Thompson. The family
12 had settled in Dublin.

13 In 1830 Joseph C. sold one acre of his
14 farm on the east side of the Scioto River to the
15 Wyandotte Club. On that site the Wyandotte Club
16 erected a monument commemorating Chief
17 Leatherlips. It stills stands today.

18 After Joseph C's death in 1862, his
19 estate was divided among his sons. James held
20 most of the land, while John farmed a smaller
21 portion and began construction of the Thompson
22 home in 1880. Now firmly entrenched in the
23 Dublin community, John became active in local
24 affairs. He was a member of the original Dublin

1 Coronet Band, as well as a leader in the Masonic
2 Lodge, located in Worthington. His brother
3 James G. was on the Dublin school board, and
4 John's son, Robert, was twice elected to the
5 county recorder.

6 Prior to 1868, John served as the
7 chairman of the State Democratic Executive
8 Committee. He was later followed by Robert in
9 1900, who held the chairmanship at the time of
10 Ohio president William McKinley's assassination.

11 Today a visit to the Dublin cemetery
12 find that 12 of John Thompson's immediate family
13 members are buried there, alongside the Sells
14 family, the Penney family, and the Coffman
15 family, you can find the monuments to the
16 Thompson family.

17 So what makes a house historic? The
18 people that lived there, their stories, their
19 contributions to the community. The will of
20 Joseph C. included these words: Quote, "Keep the
21 property in good repair. Pay the taxes, and
22 give his wife one third of the produce. Provide
23 her with fuel, and do all such things as be
24 necessary for her comfort," end quote. "If they

1 fail to comply, they will discontinue to rent,
2 and his wife may rent to anyone who will comply
3 under these conditions," end quote -- sorry.

4 This is the exact situation we find
5 ourselves in today. And I would suggest that we
6 honor Joseph's words and, quote, "keep the
7 property in good repair," end quote, in
8 recognition of one of Dublin's founding fathers.

9 Thank you.

10 MR. RINALDI: Thank you.

11 Anyone else from the public that wanted
12 to speak this evening? I think -- go ahead.

13 MR. HOLDER: My folks, The Holders,
14 bought that property --

15 MR. RINALDI: Could you please state
16 your name and address first. Thank you.

17 MR. HOLDER: I am Lyn Holder, formerly
18 owners of two corners of Sawmill. I had a
19 business here for years. My parents -- my
20 father was raised in the Herron home, prior to
21 selling to the Herrons. My aunts and uncles
22 married Tellers, Lepperts -- gosh, I forgot the
23 other one, but I'm 81 years old, I got a chance
24 to forget things once in a while.

1 I was born in a little house on North
2 High Street here, which has been taken away, but
3 I actually have a picture of it. I wanted to
4 have some pictures of the home that my father
5 and uncles and cousins were raised in, and I
6 spent a lot of time in the bedrooms there with
7 my grandmother.

8 I heard everything that everybody says
9 here. I would love to see it kept. I don't
10 know what that means. If I was still active and
11 busy with the Dublin insurance agency which I
12 owned, and I owned 250 acres at the edge of
13 Dublin with four of my partners, Dave Price, and
14 Lonnie Price, and my brother Bruce.

15 My coach at Hilliard High School used to
16 tell me that I ought to go back to Dublin and go
17 to school there, because I was always bragging
18 about it.

19 The Hadleys -- I don't think you can
20 name many people that I don't know in the
21 territory, because about half of them were
22 clients of mine. I retired and moved to Indian
23 Lake, and when it gets cold, Florida.

24 I would like to see this property

1 preserved some way -- even some of the people
2 who -- I posted pictures of my cousins and I in
3 a -- what we called our jungle gym, a grapevine.
4 And I have a lot of great memories at Dublin.

5 My Uncle Louis was mayor here, stopped
6 the traffic tickets being issued for everybody
7 that came through Dublin to go to Ohio State
8 University. I belonged to the Boy Scouts 185.
9 We had paper drives, and made several thousand
10 dollars a year, and it was supported by the
11 Dublin community. Being a Boy Scout, I -- at 12
12 until I was 18, I was an usher at Ohio State
13 University, because Boy Scouts ushered in those
14 years. Because of that, Bob Cassidy, Houston
15 Meyers, and a lot of the football players became
16 clients of mine.

17 All I'm telling you is, I would love to
18 see a park, and some of the other people in the
19 area gets credit for Dublin, Ohio.

20 I think I've finished my speech.

21 MR. RINALDI: Thank you.

22 Anyone else that wanted to speak this
23 evening?

24 Please.

1 MR. KELLER: My name is Kevin Keller. I
2 live at 5025 Brand Road, the house to the east
3 of that property. I came here originally with
4 the thought that I would like to see it
5 preserved. I grew up in a town that was founded
6 in 1639. It had homes built before the
7 revolutionary war that are still there. But
8 after having seen what I saw tonight, I think I
9 would rather see the Kittrel family take that
10 property and turn it into a viable home for
11 their family, and preserve the five acres that
12 are there.

13 I see the house every day. Nobody does
14 mow the lawn every week. It's about every three
15 weeks.

16 UNIDENTIFIED SPEAKER: (indiscernible).

17 MR. KELLER: Yeah, I know. I actually
18 mow part of it, just because I can't stand
19 looking at the growth of it. But it's a shame,
20 and I know the Herrons are struggling to just
21 maintain that little bit of every three weeks.
22 I've met their daughter, Susan. She's a lovely
23 lady. She would love to see the home preserved.
24 She would have loved to preserve it herself, but

1 she even knows it can't be done.

2 I have walked the property twice. It's
3 private property. I only went there when I had
4 permission.

5 The barn is a hazard. It's an absolute
6 hazard. We heard that one side fall down. It
7 scared the daylights out of us. We didn't know
8 what it was.

9 The house itself is a lovely old home.
10 It's beautiful to drive by and look at. But the
11 closer you get to it, the more you see
12 everything is out of whack.

13 When I lived in Connecticut, I was in
14 the construction business, and I saw old homes
15 that were restored. It took tremendous amounts
16 of money and effort. In some cases I don't
17 think they were worth it, because they were so
18 far gone. And as was stated, you didn't have
19 the original home any longer, you had a
20 representation of the original home.

21 If they want to build a lovely
22 farm-style home on that property -- like I said,
23 I came here with the hopes that the house would
24 be preserved, but when I saw those pictures, and

1 what I've experienced from just walking around
2 the house, I personally would recommend that the
3 house be torn down, a new house built, and the
4 five acres preserved as a single-family unit.

5 It's selfish on my part, because I live
6 next door. But in the same respect, I've seen
7 what can happen to old homes the longer they
8 sit. I've experienced it. It's not pretty.
9 And it's certainly not something that represents
10 Dublin, to see an old home like that, in this
11 area deteriorate to that point. It's a shame.
12 It's purely a shame. And that's about all I
13 have to say on it. I wish the Kittrels the best
14 of luck.

15 MR. RINALDI: Thank you.

16 Comments?

17 Questions?

18 MS. FOX: A bunch.

19 MR. RINALDI: well, let's -- let's make
20 sure we stick to the four points that we're
21 looking at tonight, just at a matter of --

22 MR. HODGE: Mr. Rinaldi, If I may -- and
23 I'm sorry to interrupt. I'm -- my name is David
24 Hodge, and I'm an attorney with Smith & Hale --

1 MR. RINALDI: Yes, sir.

2 MR. HODGE: -- and I'm legal counsel to
3 the applicant. And after Ms. Kittrel's
4 comments, we sort of jumped right over into the
5 some of the comments of neighbors and others.
6 And so to the extent you deem it's appropriate,
7 I do have a few comments, and I think that my
8 comments -- I'm going to try not to reiterate
9 anything anyone's said, but I think they're
10 related to some of the code requirements, and
11 the legal standard that is pertinent to the
12 board's consideration tonight.

13 So, again, my name is David Hodge, and
14 I'm an attorney with the law firm Smith & Hale.
15 My address is 37 West Broad Street, Suite 460,
16 Columbus 43215.

17 And certainly this is a difficult case.
18 And we've heard a series of varying opinions
19 related to the appropriateness of the demolition
20 before the board tonight, and I feel for you.
21 It's a tough decision no matter which way.

22 A couple of comments I think about the
23 staff report, and, you know, it's -- the staff
24 report goes through some analysis related to the

1 zoning code, and specifically section 153.176.
2 You know, I think that my interpretation differs
3 slightly. I think that the board has some
4 additional things that it can consider, and
5 there are multiple ways to skin the cat. So I
6 think your consideration is more broad than was
7 provided in the staff report, and it's in two
8 ways.

9 As I read that section, if an applicant
10 demonstrates economic hardship alone, the board
11 may approve demolition. If an applicant
12 demonstrates unusual and compelling
13 circumstances alone, the board may approve
14 demolition. And then as the staff report
15 specified, if an applicant meets two of four
16 criteria, the board may approve demolition. And
17 in my opinion, and based upon much of the
18 information that the board has in its packet,
19 including a letter from William Lett, a
20 contractor with extensive experience in historic
21 renovation, an architect Brian Wiland -- Brian
22 Wiland, who has actually opted not to provide a
23 cost estimate as to what it would take, because
24 it's extensive.

1 And also a report -- actually, two
2 separate reports from a structural engineer,
3 Mark Wing, that says the property is in serious,
4 significant, substantial disrepair, and would
5 have to hazard a guess as to what it would
6 actually cost to preserve the property. So the
7 two of the four criteria that I think we
8 certainly meet, are that there is no reasonable
9 economic use for the structure as it exists, or
10 as it might be restored, and that there exists
11 no feasible or prudent alternative to
12 demolition.

13 Now, if you take a look at the Franklin
14 County Auditor's website, you see that the
15 county, with the recent triennial update values
16 the property at \$305,000 -- \$305,100. The
17 Kittrel family's offer is 425. It's a perfectly
18 reasonable offer. Some of the information in
19 your packet shows that it's -- I think the
20 number is \$606,000 just to get started. And
21 then when you're looking at an addition, and
22 some of the other things that the Kittrel family
23 would like to do to make the property habitable,
24 it's just not economically feasible to do it.

1 Other criteria of the four that I
2 believe we meet is that the deterioration has
3 progressed to the point where it's not
4 economically feasible to restore the structure,
5 and such neglect has not been willful.

6 Now, there's been, you know, fortunately
7 some neighbors that have lived in this area
8 long-term, and -- who knew Mrs. Herron. And
9 Mrs. Herron loved her home, and Mrs. Herron was
10 proud of her home. And Mrs. Herron was proud
11 when it got included in Appendix G. And
12 Mrs. Herron did the very best she could. I
13 think she lived in the home until she was 93
14 years old. And, unfortunately -- and I think
15 that everybody thinks it's unfortunate, the
16 property has fallen into disrepair, and it
17 cannot reasonably be fixed. And that's what
18 we're here to discuss, can it be reasonably
19 restored, and we don't think it can.

20 Now, as I mentioned, we have a
21 contractor here. We have an architect here. We
22 have the structural engineer here. And when I
23 sit down, I'm going to encourage them to stand
24 up and, you know, say four sentences, just to --

1 just to put in the record here this evening
2 that -- that there are -- that in their
3 professional opinion, that the property is not
4 salvageable.

5 Now, if I may just make a couple of
6 comments about some of the things that are --
7 that were cited by a couple of the folks that
8 spoke in opposition, and -- and, certainly, what
9 they had to say was meaningful, and appropriate,
10 and some of these gentlemen are certainly
11 community leaders, and past representatives of
12 the city of Dublin on its planning commission,
13 and the gentleman from the Historical Society,
14 and they all had wonderful things to say. And I
15 don't disagree, other than their conclusion,
16 with what they said.

17 And just to reiterate what they said was
18 that -- Mr. Taylor I think said that the city
19 has a responsibility. And he urges the
20 community to be more proactive. He says the
21 community has not been proactive enough. And,
22 you know, I don't know whether folks heard what
23 Mrs. Kittrel had to say, but she said, we'll
24 give it to the city for a dollar. Move it to a

1 park, someplace else. Take 60 days.

2 Homes are moved all the time. They're
3 moved -- you know, campus partners at Ohio State
4 just offered a couple houses in the weinland
5 neighborhood to be moved. There's one going on
6 currently in Grandview. And so, you know, it's
7 possible.

8 And if it truly is a home worth
9 preserving, it ought to be the community's
10 responsibility to preserve the home. And we
11 shouldn't be saddling the preservation on the
12 Herrons who can't maintain it as it is. And we
13 shouldn't ask a couple who is trying to do
14 right, and who is supported by all of their
15 surrounding property owners, to take on that
16 kind of an economic burden.

17 So I agree with what Mr. Taylor had to
18 say, save his conclusion. As Mr. Walters said,
19 and Mr. Walter -- I love -- I'm a history buff,
20 I love what he had to say. And the will said
21 keep the property in good repair. What
22 happened, well, it hasn't been kept in good
23 repair. That day has come and gone. It just
24 hasn't been kept in good repair. We all wish

1 that it had, but it hadn't.

2 So I think I'll conclude with that. I'm
3 happy to answer any questions. And I should
4 say, coming here this evening, I had seen Jess'
5 PowerPoint, but she didn't send me her prepared
6 statement. And to say that what she said --
7 what she presented exceeded my expectations is a
8 gross understatement, because it was beautifully
9 done, and I think she hit all the salient
10 points, and, you know, stole my thunder. I have
11 a little work to do beyond that.

12 I'm happy to answer any questions, and I
13 would appreciate the ability to rebut any
14 additional comments by, you know, either the
15 board or anybody else in the audience.

16 Thank you.

17 MR. RINALDI: Thank you.

18 Jane.

19 MS. FOX: Let's see.

20 MR. RINALDI: It's on.

21 MS. FOX: Is it on? Okay.

22 This is a tough one. It's really hard.
23 It's also, I think, in many cases for the city
24 almost a landmark case, because we don't have

1 that many historic properties left in the city.
2 We have -- and we're doing -- and we're
3 undergoing a lot of changes in the city. But
4 the Architectural Review Board is charged with
5 the historic preservation of these properties.
6 That is what we're here to do.

7 Total sympathy, I believe for the
8 economic hardship. But as these properties in
9 our country become older and older, this
10 question will become greater and greater. We're
11 also charged not only with the preservation, and
12 trying to make sure that we don't lose them,
13 we're charged with protecting, and also finding
14 ways to maintain them. And we're charged with
15 recommending ways for the city to help us do
16 that.

17 And in this case it's tough, because I
18 believe it is historically significant. I think
19 it does matter that it stays, if it were
20 possible, but I also see the other side of it.
21 You know, I totally see what you mean by the
22 economic hardship of it.

23 It's interesting for me to note, and it
24 was good to hear that the Herrons tried very

1 hard to maintain it. The auditor's website,
2 which reviews properties every three years, the
3 last time reviewed it as in good condition. So
4 then I say, what happened in the last three
5 years? Was it not maintained? I don't know.

6 I think the city, if they truly want
7 it -- if they truly want to preserve this
8 property, needs to spend a little money in
9 trying to decide whether or not this -- these
10 reports that we got from engineering are
11 objective reports. We need to get -- we need to
12 absolutely know that there is no feasible way to
13 save this property. It's not been -- to me it's
14 not been publicly offered for sale. So is there
15 someone out there who has greater funds to
16 preserve it? Maybe. I don't know.

17 But all I can say is that this board is
18 charged with preserving historical significant
19 properties in the city. And we need more time,
20 I believe, to determine whether or not there are
21 other options.

22 So...

23 MR. RINALDI: Well, again, I think our
24 position tonight is to approve or disapprove of

1 this application, it's not what will happen if
2 it is disapproved. I think we need to just
3 stick to the facts in front of us, the four
4 criteria, and do they meet two of these four
5 criteria that would approve it -- that we could
6 consider approving the demolition?

7 Edward or Tom?

8 MR. MUNHALL: I mean, just from my
9 perspective, Number 2 -- you know, and I did
10 this on Dublin Road, and my house I think is in
11 worse -- or was in worse condition. And I don't
12 think you meet the criteria for Number 2. I
13 just don't see the economic -- \$600,000. I
14 mean, I just don't see that. I think maybe 300,
15 and it would be done, but that's just what I
16 think.

17 MR. MUSSER: I have had experience in
18 restoring a home in Findlay, Ohio, where I had
19 my practice -- my architectural practice for 20
20 years. I, too, had an estimate. Believe me, it
21 exceeded that by almost 100 percent. And I'm
22 going to tell you that this estimate, which is
23 strictly a square-foot estimate, that's all it
24 is.

1 If you had someone come in as Jane has
2 suggested, they would have to start tearing out
3 the interior walls, the roof, and I'm sure they
4 would find things that nobody can see. I
5 know -- I have a question for somebody. What
6 about the other eleven historic homes, are they
7 in similar condition, or bad condition, or good
8 condition? Does anybody know? The other 11
9 homes that are listed, do any of you know?

10 MS. RAUCH: Not necessarily off the top
11 of my head. I mean, there is 12 properties.
12 Some are sites, some are properties that people
13 either occupy, or are just preserved. I don't
14 know -- I don't know the status of all of those.

15 MR. MUSSER: Well, I guess I was curious
16 about that. The property that's located at
17 5381, which is right around the corner from
18 where I live, I happened to go into that home
19 when the young couple was restoring it, and I
20 was amazed at what they were doing. The big
21 difference between that home and this is that
22 had a very sound, brick structure. And it was
23 really an easy -- easy, compared to many houses,
24 to restore. And they have done a magnificent

1 job.

2 They did most of the work themselves.

3 And that was a labor of love that they could do
4 to that home, and it's beautiful. It is really
5 beautiful.

6 I -- I feel that we should listen to the
7 neighbors. They're the ones that pay the taxes.
8 They're the ones whose property values are going
9 to be affected. And I feel like we should
10 listen to them, and that's what I'm going to do.

11 MS. KITTREL: I'm so sorry.

12 (Indiscernible.)

13 MR. RINALDI: No, go ahead.

14 MS. KITTREL: Just to address your --
15 some of the (indiscernible). We do have our
16 general contractor here, with (indiscernible)
17 history.

18 MR. RINALDI: Could we get you to the
19 microphone?

20 MS. KITTREL: I'm so sorry.

21 We do have Bill Lett from Bill Lett
22 Construction here this evening that could
23 address your concerns with the amount of money
24 to restore the property, and where his estimate

1 came from. He has restored several historic
2 homes himself, and I believe that -- there he
3 is.

4 MR. LETT: My name is Bill Lett, and I
5 actually live in Muncie, Indiana. And I do a
6 lot of commercial construction, commercial
7 restoration, but I used to do, and still do, a
8 lot of historical restoration. And when I
9 quoted the price for that, it was just based
10 on -- just experience. I looked at it two
11 months ago, and I gave a bare minimum of what
12 that would be. That's why it was compared
13 against the \$150 for new house construction,
14 which is actually bare bones, if you could do a
15 new house for 150 without the lot. So that's
16 where that 225 came from, because those
17 buildings are -- there's no shear in that
18 building, so you will have to support that whole
19 place before you can even start doing anything,
20 or it's just going to fall down.

21 Moving that house, it's just going to
22 fall down. If you're going to move that house,
23 you are going to have to rebuild that house if
24 you were thinking about moving it. That

1 house -- in construction -- in restoration we
2 consider a house if it has good bones or bad
3 bones. And when Jessie did her display up
4 there, that was actually my house. It was the
5 Greek revival house that she used as an example
6 of what she wanted to do. That house was built
7 in 1848.

8 I live in a historical house. I've just
9 sold another historical house that was in Eaton,
10 Indiana, that used to be John Dillinger's
11 hideout, that I owned for 25 years, and I
12 completely restored it. I restore a lot of
13 houses.

14 I know what it costs to restore houses.
15 I probably could count on one hand how many
16 times I've said you probably have to tear the
17 house down, it's not worth doing -- it's not
18 worth me doing.

19 I wouldn't bother doing the
20 investigation on this particular house. I did a
21 lot of historical restoration in national
22 historic districts in Colorado, and -- so that's
23 where I did a huge percentage of it. And I've
24 got -- and nobody is going to believe a million

1 square feet anyways, but I've probably got, I
2 don't know, 450,000 square foot of pictures
3 there, if you need to see some. I have a lot of
4 photos -- I've done hotels that were built in
5 the 1880s, and all historical areas. And I've
6 been on historical boards, too.

7 And I think that the -- like I said, I
8 probably have recommended five times, and the
9 other four were all in Colorado, and they just
10 never did anything to them, they just fell in.
11 They just fell in, or they burned down, or
12 whatever happens to them, because sometimes the
13 bones are just too bad. It just happens.

14 The historical -- the history of
15 historical houses is actually really cool, but
16 when you're sitting on five acres or ten acres,
17 the property is actually the history on those
18 things.

19 For instance, my house, which is still
20 standing, was part of the underground railroad
21 or whatever. But even if that house burnt down,
22 that property is still part of that history,
23 that it did all of those things. And so just
24 because a house gets torn down, doesn't mean

1 that the history is gone.

2 MR. RINALDI: Thank you.

3 MR. LETT: Thank you.

4 MR. RINALDI: Thanks again for, you
5 know, for all the comments this evening. Try
6 and bring this back to the criteria that we're
7 discussing. We've heard lots of discussion, and
8 I just can't agree more with staff on the house
9 does contain historic features, and it is
10 important to the city of Dublin.

11 We can argue costs of renovation, we can
12 argue lots of things, but what may or may not be
13 feasible for this applicant may be feasible for
14 the next applicant.

15 If your -- if you like historic cars,
16 you can pay a lot of money for historic cars
17 that no one is going to pay \$100,000 for a
18 50-year-old car, but if you're a historic buff,
19 and you buy cars, you would. So there may be
20 that buyer out there that is willing to invest.
21 We don't know.

22 And whether or not this has deteriorated
23 willfully or not, I don't think a lot has been
24 done to prevent it. Obviously this applicant

1 has not contributed to that, but little has
2 been -- little or nothing has been done to
3 prevent the water infiltration that seems to be
4 the root cause of the majority of these
5 problems.

6 Does anybody else have any comments on
7 the four criteria that we want to discuss?

8 Board, can I hear a motion?

9 MR. MUSSER: Are we going to vote on the
10 criteria, or --

11 UNIDENTIFIED SPEAKER: (Indiscernible.)

12 MR. RINALDI: No, it's to -- you make a
13 motion to -- if you like to approve.

14 UNIDENTIFIED SPEAKER: (Indiscernible).

15 UNIDENTIFIED SPEAKER: I make a motion
16 to approve the applicant.

17 MR. RINALDI: Do I hear a second?

18 UNIDENTIFIED SPEAKER: I'll second the
19 motion.

20 MS. FOX: So this is to approve the
21 current (indiscernible).

22 UNIDENTIFIED SPEAKER: (Indiscernible.)

23 MR. RINALDI: Approval of the demolition
24 is what we're voting on. Does everybody

1 understand?

2 MS. FOX: Right. If we approve, then
3 they can --

4 MR. MUNHALL: Is he going to call the
5 vote?

6 WRIGHT: Mr. Munhall?

7 MR. MUNHALL: No.

8 MS. WRIGHT: Ms. Fox?

9 MS. FOX: No.

10 MS. WRIGHT: Mr. Rinaldi?

11 MR. RINALDI: No.

12 MS. WRIGHT: Mr. Musser?

13 MR. MUSSER: Yes.

14 MR. RINALDI: Thank you.

15 Jenny, is there other communications
16 this evening?

17 MS. RAUCH: Not at this point, unless
18 anybody else has anything to share.

19 MR. JENKINS: I would like to say one
20 thing.

21 You're saying that you're not going to
22 allow the demolition.

23 MR. RINALDI: That's correct.

24 MR. JENKINS: How long are you going to

1 take to make a decision as to what's going to
2 happen to this house, because I'm -- right
3 now --

4 MR. RINALDI: That's not up to this
5 board.

6 MR. JENKINS: well, who is it up to?

7 MR. RINALDI: The property owner.

8 MR. JENKINS:

9 UNIDENTIFIED SPEAKER: First of all, we
10 can -- we can address this issue at the next
11 monthly meeting, how about that?

12 MR. JENKINS: Okay. Yeah, I think it
13 should be.

14 UNIDENTIFIED SPEAKER: Yeah.

15 MR. JENKINS: And how about the Herrons,
16 who pays their taxes and maintenance on this
17 property? They've got a deal here, and you
18 people act like it's free. You're spending
19 somebody else's money. (Indiscernible).

20 MR. RINALDI: We're following the
21 criteria. And that's all. Thank you.

22 UNIDENTIFIED SPEAKER: (Indiscernible).

23 MR. RINALDI: Meeting's adjourned.

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CERTIFICATE

I, Christine M. Woodruff, RPR, do hereby certify that I transcribed the foregoing proceedings from a digital recording, and that the foregoing transcript of such proceedings is a true and accurate transcript as so transcribed to the best of my ability from the digital recording.

I do further certify that I transcribed this proceeding in the capacity of a court reporter and am not otherwise interested in this proceeding.

I have hereunto set my hand at Columbus, Ohio, on this 2nd day of October, 2015.

Christine E. Woodruff

Christine M. Woodruff, RPR

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