

FOR YOUR CONSIDERATION

To: City of Dublin
Architectural Review Board

From: Andrew Navarro, Assoc. AIA, AXP
Design Consultant

Date: August 8, 2016

Re: Application # 16-049, 73. S. Riverview St.

STATEMENT

The purpose of this correspondence is to provide further comparative evidence for the property mentioned above in support of the application for demolition of an existing single-family house located inside the Bridge Street Corridor Historic District.

Per Section 153.070 of the Zoning Code, there are four criteria for the review and approval of proposals within the Architectural Review District Boundaries. In order for demolition approval to be granted, two of the four criteria must be met. After further review of the City of Dublin Planning Report and Historic Preservation Consultant Report, I believe the property at 73 S. Riverview meets a minimum of two criteria as defined in section 153.070 of the Dublin Code of Ordinances.

ANALYSIS

Criteria #1: 153.176 (A)(1) *Structure contains no architectural and historic feature significant to the character of the area.*

This structure is most closely associated with the American Foursquare style. It is a branch of the so-called 'bungalow' period of architecture popularized in the U.S. by the Craftsman/Prairie schools of thought. A period of architecture from the mid 1890's through the late 1930's. Although initially constructed in 1936, this home has experienced ill-advised exterior alterations and ad-hoc additions that have diminished the character of the original structure to such a degree that it is now inconsistent with the historic style of the surrounding area or the American Foursquare style (Exhibit A). The exterior alterations include vinyl siding, aluminum storm windows over the existing (non-compliant) historic windows, low-grade asphalt shingle roofing, and the enclosing of the front porch with non-historic jalousie windows. There is a flat roof bay window addition on the side of the building (not commensurate with the Foursquare 1930's style) and two additions on the rear are of dubious construction quality and structural integrity.

In response to the consultant's recommendation of reversing the exterior changes: the existing vinyl siding may be installed over water damaged or asbestos laden material, the windows will need to be replaced to meet current code energy standards (Exhibit B), and the columns/structure for the front porch be re-built as they are rotted at the base. Although this structure may have been a 1930's American Foursquare, the subsequent additions and alterations have stripped it of its architectural integrity. In conclusion, any original detailing that may have indicated the honest style and architectural intent of this house has been lost or would require complete replacement/reconstruction. It is unfortunate that this building has been disrespected by time, but as it stands today, this structure does not retain any architectural or historic significance to the area other than its age and scale.

Criteria #2: 153.176 (A)(2) *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.*

It is clear that there is no reasonable economic use for the structure as it exists today. As to how it may be restored, the applicant has, under recommendation from the ARB, pursued several specialists in remediation, remodeling, and foundation work (Exhibit C). It is important to note that the incalculable and unforeseen costs when performing renovations are only multiplied by the complexities of historic preservation. Because the structure has lost its architectural identity, a further unknown cost of this project would lie in the reconstruction of assumed original detailing and ornamentation.

Criteria #3: 153.176 (A)(3) *Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.*

A cursory evaluation of the state of deterioration by a licensed structural engineer indicates that the structure is in a grave state of disrepair (Exhibit D). There are uncertainties to the viability of using the original foundation and to the condition/construction of the later additions. Furthermore complete interior systems (mechanical, electrical, plumbing) will be required. This deterioration was not willful, but a symptom of the previous ownership's neglect. The economic feasibility of restoring this structure as it exists today becomes decreasingly viable when compounded by the real estate values of the surrounding neighborhood.

Criteria #4: 153.176 (A)(4) *The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity;*

Or,

The proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

As the building exists today, the non-historic exterior alterations and additions detract from the overall integrity of the Historic District, potentially depressing the value of neighboring homes and diminishing the quality of the whole neighborhood. The proposed design to replace the demolition intends to comply with the Historic Dublin design guidelines and is open to critique. The proposed building is 1 ½ stories in effort to compliment the adjacent properties. The materials selected for the exterior are to be of high-quality, colors to be discussed. Initial approval from the immediate neighbors has been obtained. It is believed that the proposed construction would improve the overall quality of the Bridge Street Historic District by providing a well-constructed investment for the long-term future prosperity of the District.

At a minimum it is requested that the ARB visit the structure in question, walk the property from all angles and tour the interior to evaluate first-hand the building condition and historical value of the structure before re-evaluating the proposal for demolition.

Thank you for your consideration.

Sincerely,

Andrew Navarro
Assoc. AIA, AXP

'AMERICAN FOURSQUARE' STYLE

EXISTING AT 73 SOUTH RIVERVIEW

