

OHIO HISTORIC INVENTORY

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



OHIO
HISTORICAL
SOCIETY
SINCE 1885

1.No. FRA8812-1		2.County FRANKLIN		4.Present Name(s)		<input type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 8812-1
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)				
Roll No. 2		Picture No.(s) 7						
6.Specific Address or Location 73 S RIVERVIEW				16. Thematic Association(s)		28. No. of Stories 1.5		FRANKLIN
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1910-20		17b. Alteration Date(s)		
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design vernacular		<input type="checkbox"/> High Style <input type="checkbox"/> Elements		
8. Site Plan with North Arrow				18a. Style of Addition or Elements(s)		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
				19. Architect or Engineer		30. Foundation Material ROCK FACE CON. BLK		
				19a. Design Sources		31. Wall Construction FRAME		
				20. Contractor or Builder		32. Roof Type & Material GABLE/ASPH. SHNGLE		
9. U.T.M. Reference				22. Original Use, if apparent RESIDENCE		33. No. of Bays Front 3 Side 4		
Quadrangle Name NW Columbus 17 319960 4440550 Zone Easting Northing				23. Present Use RESIDENCE		34. Exterior Wall Material(s) CLAPBOARD		
10.				24. Ownership		35. Plan Shape RECT.		
<input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				25. Owner's Name & Address, if known		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
11. On National Register? No		12. N.R. Potential?		26. Property Acreage		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other		
13. Part of Estab. Hist. Dist? Yes		14. District Potential?		27. Other Surveys in Which Included		38. Building Dimensions		
15. Name of Established District (N.R. or Local) DUBLIN H.D. (local)						39. Endangered? No By What?		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Modest frame residence with three-over-one windows, wood siding, an eyebrow dormer on the north side, a projecting bay on the south side and an enclosed front porch that is a later addition.						40. Chimney Placement OFF CENTER/ROOF		
43. History and Significance (Continue on reverse if necessary) This building, although altered, maintains the scale and residential character of S. Riverview.						41. Distance from and Frontage on Road		
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with a garage and shed at the rear of the property.								
45. Sources of Information observation						PHOTO 		
						46. Prepared by NANCY RECCHIE		
						47. Organization BDR&C		
						48. Date Recorded in Field 4/03		
						49. Revised by		
						50. Date Revised		
						50b. Reviewed by		

73 S. RIVERVIEW



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

SEPTEMBER 15, 2016

The Administrative Review Team made the following determination at this meeting:

**2. BSD HR 16-073ARB-MPR 73 S. Riverview Street
Minor Project Review**

Proposal: Construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane.
Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.
Applicant: Floyd Tackett, Tackett Custom Carpentry, LTD.
Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with two conditions:

- 1) That the proposed color scheme is chosen from a historic palette and is appropriate for the character of the neighborhood; and
- 2) That the landscape design of the site is consistent with the overall architectural and historic character of the structures on and adjacent to the site.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vincent A. Papsidero, FAICP
Planning Director

**2. BSD HR
16-073ARB-MPR**

**73 S. Riverview Street
Minor Project Review**

JM Rayburn said this is a request for the construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Rayburn said a demolition request was reviewed by the Architectural Review Board in July and the result of the review was that the ARB approved the demolition for the detached garage on the site but denied the demolition of the house, as they determined not all criteria had been met. In August, he said the applicant proposed the Board reconsider the demolition of the house after he provided additional information and conducted a site visit for the Board Members.

Mr. Rayburn presented an aerial view of the site as well as an updated site plan and house design of a Craftsman-style bungalow. He noted that Eberly Hill Lane is the principal frontage and S. Blacksmith Lane and S. Riverview Streets are the secondary frontages.

Mr. Rayburn pointed out that the new design features a more pleasant pattern. He explained the applicant decreased the amount of stone and changed the gable in the front to now be larger and centered per the feedback received from the ART on September 8th.

Mr. Rayburn said approval is recommended to the Architectural Review Board with two conditions:

- 1) That the proposed color scheme is chosen from a historic palette and is appropriate for the character of the neighborhood; and
- 2) That the landscape design of the site is consistent with the overall architectural and historic character of the structures on and adjacent to the site.

Floyd Tackett, Tackett Custom Carpentry, LTD., provided a material sample of the Arctic White colored composite shake siding and said he would have a full sample board ready for the ARB's review. He described the Longstone Shoreline Blue Vein split veneer as a blue-gray colored stone. He said they had to rearrange the upstairs to coordinate with the changes he had to make to the exterior and lost a few square feet in the process but that he still likes the site plan and design. He added they are keeping the tree in the front yard and in general, keeping as many trees as they can.

The ART concurred they liked the new design as it appeared more balanced.

Jennifer Rauch said the height meets Code but how it compares to the surrounding buildings may be something the ARB may inquire about as this new design is now 8 feet taller than the previous house.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the ARB with two conditions.

PRE-APPLICATION

3. BSD HC – S. High Street Mixed-Use Development

**76-82 S. High Street
Pre-Application**

Jennifer Rauch said this is a request for an informal review for a mixed-use development for a site with existing historic commercial buildings and a proposed structure located on the east side of South High

Street, south of the intersection with Eberly Hill Lane. She said this is a request for a review and non-binding feedback for a future application under the provisions of Zoning Code §153.066.

Ms. Rauch presented the revised Site Plan and noted the layout on the parcel. She explained the building was reduced to one-third of its original size and surface parking was added. She said there is additional parking underneath the building. She presented the Eberly Hill Lane elevation in relation to High Street and noted the revised building was designed on a smaller scale. She presented the Blacksmith Lane elevation and explained it contains an office and 2 residential units. She presented the High Street elevation as it would be seen standing in the backyard of (former) Biddies Coach House Restaurant.

Ms. Rauch said more scaled engineering drawings were provided by the applicant this afternoon, of which the applicant presented hard copies.

David Meleca, David B. Meleca Architects, LLC, presented the engineering drawings. He pointed out there are 13 surface parking spaces and the lower level garage contained 6 parking spaces. He noted the entrances and a step wall that was added along the edge for retainage. He indicated this would help with fire truck access but the actual turn radius had yet to be determined. He explained one would have direct access to the elevator on the lower level. He said the first floor would contain an office(s) and the residential units were designed on the top floor. He said the exterior materials would include horizontal lap siding with board and baton with a stone base, dimensional asphalt shingles, and aluminum-clad wood windows.

Jeff Tyler requested a street-level rendering as seen from High Street to provide context with adjacent buildings. He also asked for elevations along Blacksmith Lane and details of the masonry street walls. He said this will provide context for the neighbors.

Ms. Rauch encouraged the applicant to reach out to the neighbors and share their revised plans.

Frank Albanese asked what level of drawings are needed to address stormwater management. Aaron Stanford answered how stormwater management will be treated on the site needs to be demonstrated. He said water and sewer service off the street will need to be shown as well as all access points.

Mr. Albanese said they have conducted some preliminary sizing. He stated the applicant will provide a material sample board for the next review.

Ms. Rauch said composite materials would require a request for a Waiver. She encouraged the applicant to review the Code for materials permitted, number of entrances, setback dimensions, etc. She said not all the details are required at the Basic Plan Review stage but parking spaces will need to be measured off and a Parking Plan will be required that would include turning radius for emergency vehicles. Mike Altomare said businesses do not meet the requirements down there now; the roads are too narrow for fire trucks but the fire department will need to get EMS vehicles through.

Colleen Gilger inquired about the square footage for the office space proposed. Mr. Meleca answered 1,940 square feet and they anticipate just one tenant to lease the space.

Ms. Rauch said the ART will review this application further before the ARB reviews it at their October 26th meeting.

ADJOURNMENT

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:43 pm.

Mr. Krawetzki inquired about the randomness of the panel placements. He encouraged the applicant to either provide more symmetry or more randomness, not something in between.

Mr. Papsidero noted the panels used at OSU on Lane Avenue is a finer panel and closer to a fabric material. He indicated these metal panels should cast more of a shadow.

Ms. Burchett concluded the ART's recommendation to the PZC is scheduled for September 8th.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.]

PRE-APPLICATION

3. BSD HR

73 S. Riverview Street Pre-Application Review

JM Rayburn said this is a request for the construction of a new single-family dwelling with an attached garage for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a review and non-binding feedback for a future application within the Bridge Street District under the provisions of Zoning Code §153.066.

Mr. Rayburn said the existing single-family structure on this property was approved for demolition by the Architectural Review Board on August 24th but one of the conditions of approval was that the applicant must obtain approval of a proposed design for a single-family residence that would be erected in its place before demolition could commence.

Mr. Rayburn presented elevations for all four sides of the proposed dwelling that is a three-bedroom home with the master on the first floor. He noted the proposed building height is 26 feet, seven inches to the main gable peak and the proposed lot coverage is 3,724 square feet or 32.7%.

Floyd Tackett, Tackett Custom Carpentry, Ltd., said he had changed the front elevations since his submittal as he wanted to block Eberly Hill Lane from the front porch and make it appear more like an addition to the home. He noted the front porch is 30 feet from the stop sign and prefers as much space as possible between the front porch and the stop sign.

Logan Stang noted this property has three frontages and the south is the only elevation up against another house.

Jeff Tyler indicated everyone likes the south elevation the best as the design seems the most complete but have some minor issues with the other elevations.

Mr. Tackett said he is open to suggestions.

Mr. Tyler encouraged the applicant to take clues from the southern elevation and apply more symmetry to the north and east elevations. He said he struggles with the front elevation as the columns appear too small. He inquired about the architectural style.

Mr. Tackett offered to try double columns. He said his architect refers to the architectural style as vernacular.

Shawn Krawetzki added the window placement and sizes are all over the place and not consistent.

Mr. Tackett pointed out the large window was designed to add plenty of light for the stairwell specifically.

Mr. Tyler said he liked the eyebrow dormer element that is on the existing house and asked if that could be incorporated into this new design.

Donna Goss agreed having a more elaborate dormer like an eyebrow or shed may address the issue with the east elevation to create more interest.

Vince Papsidero inquired about the use of the water table. Mr. Tackett said he could decrease the stone section but it might look odd in relation to the roof.

Mr. Tyler encouraged the applicant to play around with detail and alter proportions. He said overall, scale wise this structure works and the material choices make sense. He noted it is a large house on a small site.

Jenny Rauch indicated the ARB may question the proposed attached garage when a detached garage was on the site before.

Mr. Tackett asked if the use of HardiPlank was acceptable and the answer was yes. He agreed to modify the east and north elevations and said landscaping will help overall.

Vince Papsidero asked if there were any additional questions regarding this application. [There were none.]

OTHER

Lori Burchett said this is a review of materials provided for Cap City (Case 16-063MPR) as a condition of their approval granted by the ART on August 18, 2016.

Ms. Burchett said if the materials do not meet the Code, the applicant would need to pursue a Waiver from the Planning and Zoning Commission.

Randy Roberty, Design Collective, presented the new material of woven acrylic. He explained a dark gray fabric would outline the acrylic on all four sides at a width of 12 inches and that 8 inches is the minimum width the border could be. He said this will provide a four by seven or eight foot clear area. He indicated that the fabric would blend well with the other building materials. He explained the shade system would operate like an umbrella on simple tracks that allow the acrylic to slide up and down for inclement weather.

Ms. Burchett provided photos of buildings using vinyl for comparison and she pointed out the covering would be tucked back behind the structure.

Mr. Roberty noted large cedar planters would surround the patio's perimeter in lieu of a railing and they would block the lower portion of the acrylic. He said the area between the columns is approximately 10 – 12 feet and the tracking system would run inside the columns that are a brushed stainless steel.

Ms. Burchett said specific screening for patios is not called out in the BSD Code. She said historically, acrylic and this type of screening has not been permitted as part of the primary or secondary materials for a façade. If approved, she said this would set a precedence.

Jeff Tyler recalled when businesses at Bridge and High tried to do something similar; the proposals did not even make it to the PZC. Ms. Burchett said the BSD Code allows for 'other high quality materials' as permitted by the reviewing body and in this case, it would be the PZC and they would need to approve a Waiver. She said if the Commission embraces this, it will set a precedent and is fairly certain other restaurants coming into the BSD will ask for the same.

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

AUGUST 24, 2016

The Architectural Review Board took the following action at this meeting:

**2. BSD HR 73 S. Riverview Street
16-049ARB-MPR Demolition**

Proposal: Demolition of an existing single-family residence for a property at the southeast corner of South Riverview Street and Eberly Hill Lane.
Request: Reconsideration, review, and approval of a Demolition under the provisions of Zoning Code §153.170-6 and the *Historic Dublin Design Guidelines*.
Applicant: Floyd Tackett, Tackett Custom Carpentry, LTD.
Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

MOTION #1: Ms. Fox moved, Mr. Rinaldi seconded, to approve a request for reconsideration to review a Demolition of the single-family structure.

VOTE: 5 – 0

RESULT: This request for reconsideration was approved.

RECORDED VOTES:

David Rinaldi Yes
Thomas Munhall Yes
Everett Musser Yes
Jane Fox Yes
Shannon Stenberg Yes

MOTION #2: Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for the Demolition of the single-family structure with two conditions:

- 1) That the demolition does not occur until the Architectural Review Board approves a proposed design for the new single-family residence; and
- 2) That the demolition does not occur until building permits are issued.

VOTE: 5 – 0

RESULT: This request for a Demolition of the single-family structure was approved.

RECORDED VOTES:

David Rinaldi Yes
Thomas Munhall Yes
Everett Musser Yes
Jane Fox Yes
Shannon Stenberg Yes

STAFF CERTIFICATION

JM Rayburn, Planner

Tom Bassett, the applicant, provided the Board with paint samples. He said they are adding new wood windows and will have white trim.

David Rinaldi asked if any analysis had been conducted to see what the original paint color was. Mr. Bassett explained the building was a wood structure and originally had wood siding but about the 1940s, it was covered in stucco so it is hard to tell what the original color may have been.

Motion and Vote

Mr. Munhall moved, Mr. Musser seconded, to approve a request for the Minor Project Review. The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Ms. Fox, yes; Mr. Musser, yes; and Mr. Munhall, yes. (Approved 5 – 0)

2. BSD HR 16-049ARB

73 S. Riverview Street Demolition

The Chair, David Rinaldi, said the following application is a request for the demolition of an existing single-family residence for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a reconsideration, review, and approval of a Demolition under the provisions of Zoning Code §153.170-6 and the *Historic Dublin Design Guidelines*.

JM Rayburn stated this is a reconsideration of a previously denied application for the demolition of this historic structure. He presented an aerial view of the site and the site layout that shows a single-family residence set back approximately 20 feet from Eberly Hill Road and approximately 25 feet from South Riverview Street and a detached two-car garage, approved for demolition, along the rear property line in the northwestern corner of the site. He presented more elevations of the residence.

Mr. Rayburn said the Board reviewed this request on July 27, 2016, and denied the request for the residence demolition based on the determination that not all required criteria were met. He said the Board requested additional information to address rehabilitation potential of the historic property. He said the applicant provided additional information regarding costs for:

- ✓ Foundation and walls
- ✓ Chimney repair
- ✓ Window replacement
- ✓ Structural movement
- ✓ Sanitation and mold removal
- ✓ Overall renovation

Mr. Rayburn said a site visit was conducted.

Mr. Rayburn explained the applicant has requested the Board move to reconsider this application as the applicant has provided additional information (as stated above) to be reviewed. He said The Rules and Regulations of the Architectural Review Board permit the reconsideration of a previously considered application by its own motion or for a good cause shown. He noted any member who voted on the prevailing side (denial of the demolition request) may move to reconsider any action of the Board, provided that such a motion is made no later than the second regular meeting after the original action from which reconsideration is being requested. He said reconsideration shall be granted by a majority vote of the members in attendance after a determination that there are new facts or a change in circumstance from the original decision.

David Rinaldi asked to read the demolition requirement in the Code for the benefit of the Board.

In cases where an applicant applies for a Board Order to demolish a structure within its architectural review district the application may be approved when the applicant is able to demonstrate economic hardship, or unusual and compelling circumstances, or to up these four criteria.

Jane Fox asked for public input. Jennifer Rauch said the Board needs to determine if enough information has been provided to reconsider the case first. She explained if the Board were to approve the reconsideration request, then the application would be formally reviewed and include public comment.

Motion and Vote

Ms. Fox moved, Mr. Rinaldi seconded, to approve a request for reconsideration to review a Demolition of the single-family structure. The vote was as follows: Mr. Munhall, yes; Mr. Musser, yes; Ms. Stenberg, yes, Mr. Rinaldi, yes; and Ms. Fox, yes. (Approved 5 – 0)

Mr. Rayburn restated a site visit was conducted on Monday, August 22nd, 2016, and four of the five members of the Board participated with the applicant. He explained the Board Members were staggered into groups due to size constraints of the structure. He said the Board Members directed the following questions to the applicant and the answers provided:

Q1: Is the rear kitchen part of the later addition?

A1: Yes.

Q2: Are the doors original?

A2: They could be; they are pine wood doors.

Q3: Was the concrete poured in the basement after the fact?

A3: Yes.

Q4: Is the chimney base in the basement original?

A4: No. The brick enclosure was laid after the concrete was poured.

Q5: Is the newer basement wall for support?

A5: No, it is for cosmetic purposes.

Q6: Is there any salvageable wood under the siding?

A6: The deterioration is extensive. Insulation is found on the outside of the wall and it will need to be removed.

Q7: Does the basement flood when it rains?

A7: No, but moisture does come in.

Q8: Which room has the most floor damage?

A8: The bathroom.

Andrew Navarro, said he is the architectural consultant who did the design and the research to determine the site's historical value. He said he did not have any supplemental information beyond what was submitted. He referred to his note that illustrated point by point how the review criteria have been met.

Criteria #1:

Mr. Navarro said the structure has been renovated and added onto over the years with sub-par additions and material choices. He said it has very little architectural relevance to the adjoining neighborhood.

Criteria #2:

Mr. Navarro said there is no reasonable use for the building as it stands today.

Criteria #3:

Mr. Navarro said it is not economically feasible to restore the structure considering the structure is only 1,000 square feet and the second floor is unusable. He said the cost to restore would be upwards of \$400,000. He indicated that if it was a stone structure, there might have been a way to salvage it but the structure has been allowed to deteriorate beyond saving from the previous owners and the wood has rotted.

Criteria #4:

Mr. Navarro said the reconstruction will improve the overall quality of the neighborhood. He said he understands the Board does not want an area filled with newly constructed homes to appear old for the sake of looking historic but when a house does not contribute significantly, and it is so far gone that it does not make any economic sense to renovate it, he recommends replacing it with something that respects the neighborhood and the adjoining properties.

Mr. Rinaldi inquired about the estimates provided as dollars were attributed to certain components and wanted to know what that was based on. He noted \$14,000 for a kitchen but did not find any drawings or designs.

Floyd Tackett said he would be the contractor on the job so the numbers are probably adjusted as he does not think it is safe for anyone to work in there and he will not be certain of the cost until he actually starts working in there.

Mr. Rinaldi said his point was that a lot of numbers are very specific. Mr. Tackett said the numbers he did for the house are correct and the numbers to repair the foundation is all correct. He said anything else that would come up would be cosmetic but it would cost a minimum of \$50,000 for the foundation. He said putting that kind of money into a foundation is not what he wants to do.

Ms. Fox said the Board requested expert testimony from an engineer or an architect that has expertise in historic renovation to base a determination for demolition.

Mr. Navarro said he has been practicing architecture for about five years in Columbus, and worked on a number of historic homes.

Ms. Fox said in demolition cases the Board is asked to look for whether or not the evidence provided by the applicant can be balanced against what would be put in its place. She said they need to balance what the restoration costs are versus what would be spent for a new build. She said the Board does not know the amount paid for the property, were provided somewhat with what renovation cost could be, and provided a sketch of a proposed new build but needs to know if something is being torn down just to build something bigger and more expensive. She noted quite a few neighbors are in support of a demolition but she would like to know why this particular property impedes orderly development.

Mr. Navarro said when considering renovation versus new build, they are not looking at it as a like-for-like new build. He said one could not get their money back after spending \$400,000 for a 1,000-square-foot home as it would not sell for that in this neighborhood. He said that goes more to the argument for

it not being economically feasible.

Mr. Tackett said a new build could be done at \$150 per foot, building a nice house with the correct materials and the inside could be \$250 - \$300 a square foot.

Ms. Fox said it is not the Board's role to ensure the investor makes a profit. She asked if there is another way this house can be repurposed. She said in a historic district a new build versus a renovation is not apples-to-apples.

Ms. Fox asked if the house has been considered a safety hazard, condemned, or deemed structurally unsound. Ms. Rauch said the Chief Building Official has reviewed the materials and he did not provide that recommendation at this point.

Shannon Stenberg said the Board understands the applicant is trying to make a profit or at least break even. She asked what changed his mind from what he looked at originally in order to be able to do that. She asked him if he knew it was 1,000 square feet to begin with.

Mr. Tackett said if it was a perfect little house they could add on, do something, but there is too much cost involved in putting it back into a quaint little house. He said this is a Sears Roebuck type house. He said if they were to try and add on to this house, whatever they did would destroy what is there now. He reiterated the second floor is useless.

Mr. Navarro said it would be difficult to add to the house and have it historically accurate as a four-square bungalow. He said a house that small is meant to be a quaint small house.

The Chair invited the public to speak with regard to this case.

Tom Holton, 5957 Roundstone Place, said he is from the Historical Society. He asked the Board to consider a comparison to 30 – 32 S. High St. where there is a stop on that activity right now. He asked where the line should be drawn. He said 30 S. High is a log structure underneath the siding. He said just because it is made of wood does not make it less significant.

Mr. Holton said when this structure was built in the 30s, Dublin was a very poor village. He said it is hard to describe the style when the owners probably used whatever materials they could at the time to build a very small structure and over the years added on haphazardly to fit whatever needs they had. He said the scale is what is important to this building and it fits the lot. He said if the add-ons were stripped off, there would be a wonderful little house. He asked the Board to consider what happened at 93 S. Riverview, which is a very large massive building on a little lot without hardly any grass anymore. He said to consider the scale as that home overtook the lot.

Denise Franz King, 170 S. Riverview Street, said she was on this Board several years ago and respects that criteria-based decisions are made. She asked the Board to take into consideration the character of the district. She said after speaking to a lot of neighbors, they all bear some responsibility for allowing this house to deteriorate to the point it had. She said the lesson learned is that if we think someone needs some help that maybe we need to be more aggressive. She said the previous owner was moved to a much better situation, which was a social service. In the meantime, she said the eyesore is left on the street. She asked the Board to permit the current owner the opportunity to remove the home because it is past rehabilitation so we can get on with making this residential district as fine as it can be while maintaining the lot coverage and the scale.

Kathy Lannan, 37 S. Riverview Street, said she seconded what Denise said. She said the house has fallen into this condition over decades. She said several neighbors have referenced the house that was taken down at Pinney Hill and Riverview Street noting it was in a lot better condition than this one. She said there is not much there that can be saved and all the neighbors were surprised when the demolition was denied.

Kurt Schmitt, 97 S. Riverview St., said he agreed with Ms. King as this house got away from the community. He said Mr. Tackett would be doing the community a favor by removing the house. He said he has been a contractor for 43 years; the smell can never be removed. He said all the wood has to go because every time it is damp, it will smell as it is saturated with cat urine. He asked Ms. Fox to restate her inquiry about the City not owing the investor a profit.

Ms. Fox said when it comes to case law and architectural review boards, they are trying to balance the cost of restoration versus what someone would put into a new build. She said anywhere else when there is a house that needs to be torn down because it would be easier to build, in most cases, that is a reasonable decision. In the Historic District, it has to be viewed a different way because restoration is what the Board is trying to do. In every instance, she said the Board would prefer to have something old preserved and restored than built new because that is their job.

Mr. Schmitt said he made a presentation to the Board about two years ago and when he looks at the criteria they presented and compared it to the situation Mr. Tackett has presented, it seems like Mr. Tackett is being held to a different standard. He concluded the house is irreparable, Mr. Tackett is doing the neighborhood a favor with this proposal, and he has met criteria #2, 3, & 4.

Ms. Stenberg said she observed from the site visit that each room looked different and she found styles from the 30s, 50s, and 70s; there was no consistency. Before the visit, she said she thought the upstairs could be converted to a usable space but the visit changed her mind as she found small spaces and only seven-foot-high walls.

Ms. Fox said if it seems like Mr. Tackett is being held to a different standard, she was not on the Board when Mr. Schmitt made his proposal. She thanked Mr. Tackett for bringing additional information. She indicated that as the BSD comes under a lot of new pressures to develop in the historic neighborhoods, the ARB is going to have to become more observant and careful about when a structure is permitted to be demolished and what gets put in its place. She said Mr. Schmitt may be witnessing more intense reviews of these types of cases because those pressures are becoming extremely difficult and are coming quite quickly. She restated the Board has to really take a look at preserving the Historic District. She said when Mr. Tackett presented the first time, not enough information was provided for the Board to make a lasting decision for the neighborhood. She said not only is she appreciative of the measures Mr. Tackett has taken but also the neighbors because in the end the Historic District will become the kind of place that the neighbors want it to be because the neighbors want it to be that way, not because there is a Code. She said taking these steps ensures we are protecting the neighbors in and around the area and are not making a mistake. Not only does the Board have to consider the demolition but the Board also has to consider what is being put in its place. She said they have to consider the scale, the character, and the way it affects the neighbors whether they lose the sunlight in the backyard or their site lines down all green space.

Tom Munhall said the additional information and the site visit made it more present. He said as a CPA, he looked at the numbers. He said \$650,000 could be spent and there would be no garage and no air-conditioning. He said we should not guarantee a profit but at the same time, the test is, is it a reasonable economic use. He said the definition of reasonable is subjective. He noted the neighbors said it best when they stated the structure detracts from the neighborhood, currently. He said if the Board asks the

applicant to rebuild, they are making a copy; there is nothing preserved.

Mr. Rinaldi inquired about when a property in the Historic District goes for sale. He asked if the option of demolition has to be determined before making the purchase. He said if specific zoning requirements have to be met before demolition, the prospective buyer needs to be made aware of that.

Ms. Rauch said staff is not going to know every property that changes hands. She said this property did not even go on the market; it was sold between two individuals. She said people know what is required and there is a typical review process. She said this is the private property owner's responsibility, not the City's.

Mr. Rayburn said this sale was done through the owner and if this sale occurred with a realtor there would have been a Property Disclosure Form that is required.

Ms. Fox asked if the City's consultant had reviewed Riverview Street yet and determined whether this is a contributing or non-contributing property. Ms. Rauch said the consultant considered this to be contributing and both consultants made the same determination.

Motion and Vote

Mr. Rinaldi moved, Mr. Munhall seconded, to approve a request for the Demolition of the single-family structure with two conditions:

- 1) That the demolition does not occur until the Architectural Review Board approves a proposed design for the new single-family residence; and
- 2) That the demolition does not occur until building permits are issued.

The vote was as follows: Mr. Musser, yes; Ms. Fox, yes; Ms. Stenberg, yes; Mr. Munhall, yes; and Mr. Rinaldi, yes. (Approved 5 – 0)

3. Presentation - History of Dublin

Tom Holton, Dublin Historical Society presented a sample of Dublin's history via a visual tour of historic sites and properties. His intent he said was to provide a feeling that was described in the City of Dublin's 2007 Community Plan. "A community's character is shaped by both physical and intangible elements. It is the essence of a place and what one remembers long after leaving and that of which is described by others." He added "The pedestrian-scaled character of Historic Dublin is defined by the tight pattern of streets, a mix of uses, the size and scale of historic buildings, and the relationship of structures to the street."

Communications

Jennifer Rauch said a public meeting is scheduled for October 4, 2016, to gain input about the Bridge Street Code as it relates to the Historic District. She said this will be held from 5 pm – 8 pm at the Dublin Community Church.

Jane Fox said she attended the City Council meeting where they discussed the Zoning Code and an overlay. She asked if there will be any other meetings prior to the October 4th meeting on this topic. Ms. Rauch said there were not any other public meetings at this point.

The Chair adjourned the meeting at 8:18 pm.

As approved by the Architectural Review Board on _____, 2016.

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

JULY 27, 2016

The Architectural Review Board took the following action at this meeting:

- 1. BSD HR 16-049ARB-MPR 73 S. Riverview Street Demolition/Minor Project Review**
- Proposal: Demolition of an existing single-family residence and accessory structures and the construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane.
- Request: Review and approval of a Demolition and a Minor Project Review under the provisions of Zoning Code §153.176, §153.063(B), and §153.170 and the *Historic Dublin Design Guidelines*.
- Applicant: Floyd Tackett, Tackett Custom Carpentry, LTD.
Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

MOTION: Mr. Munhall moved, Mr. Musser seconded, to approve a request for the Demolition of the single-family structure.

VOTE: 2 – 3

RESULT: This request for the Demolition of the single-family structure was disapproved.

RECORDED VOTES:

David Rinaldi	No
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	No
Shannon Stenberg	No

MOTION: Ms. Stenberg moved, Mr. Munhall seconded, to approve a request for the Demolition of the detached garage.

VOTE: 4 – 1

RESULT: This request for a Demolition of the detached garage was approved.

RECORDED VOTES:

David Rinaldi	Yes
Thomas Munhall	Yes
Everett Musser	Yes
Jane Fox	No
Shannon Stenberg	Yes

STAFF CERTIFICATION

JM Rayburn, Planner I



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ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

JULY 27, 2016

AGENDA

1. **BSD HR** **73 S. Riverview Street**
16-049ARB-MPR **Demolition – residence (Disapproved 2 – 3)**
Demolition – detached garage (Approved 4 – 1)
2. **BSD HC** **30–32 S. High Street**
16-050ARB **Demolition (Postponed prior to the meeting)**
3. **BSD HC – Seel Residence** **83 S. High Street**
16-053ARB-MPR **Minor Project Review (Approved 5 – 0)**

The Chair, David Rinaldi, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Board members present were: Shannon Stenberg, Jane Fox, Thomas Munhall, and Everett Musser. City representatives were: Jennifer Rauch, JM Rayburn, Nick Badman, Cameron Roberts, and Laurie Wright.

Administrative Business

Motion and Vote

Mr. Musser moved, Ms. Fox seconded, to accept the documents into the record. The vote was as follows: Ms. Stenberg, yes; Mr. Rinaldi, yes; Mr. Munhall, yes; Mr. Musser, yes; and Ms. Fox, yes. (Approved 5 – 0)

Motion and Vote

Ms. Fox moved, Ms. Stenberg seconded, to accept the May 25th meeting minutes as amended. The vote was as follows: Mr. Munhall, yes; Mr. Musser, yes; Mr. Rinaldi, yes; Ms. Stenberg, yes; and Ms. Fox, yes. (Approved 5 – 0)

The Chair announced the second case that was on the agenda this evening (16-050ARB) had been postponed prior to the meeting at the request of the applicant. He briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board during this meeting.

1. **BSD HR** **73 S. Riverview Street**
16-049ARB-MPR **Demolition/Minor Project Review**

The Chair, David Rinaldi, said the following application is a request for the demolition of an existing single-family residence and accessory structure and the construction of a new single-family dwelling for a property at the southeast corner of South Riverview Street and Eberly Hill Lane. He said this is a request for a review and approval of a Demolition and a Minor Project Review under the provisions of Zoning Code §153.176, §153.063(B), and §153.170 and the *Historic Dublin Design Guidelines*.

JM Rayburn clarified the original application included a new-build component pending the demolition approval but just the demolition portion would be reviewed this evening.

Mr. Rayburn presented an aerial view of the site and a close range view of the single-family structure and detached garage. He explained the City enlisted the services of a preservation consultant, Christine Trebellas, to analyze the architecture and historic significance of the existing structures as part of the demolition review. He said additionally, the City is undergoing a historic and cultural assessment and this included a brief, preliminary assessment of this property as well. He reported the applicant enlisted the services of Michael J. Richardson, PE, Richardson Engineering Consulting, LLC to determine the general condition of the house and detached garage to determine the feasibility of repair.

Mr. Rayburn read the review criteria for a demolition as follows:

- (A) Applicant must demonstrate economic hardship or unusual or compelling circumstances, or at least two of the following conditions:
- 1) The structure contains no features of architectural and historic significance to the character of the area in which it is located.
 - 2) There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition.
 - 3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.
 - 4) The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity; OR, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

Mr. Rayburn demonstrated that none of the criteria were met for the single-family structure, therefore recommended disapproval but the detached garage met the criteria and therefore recommended approval for a demolition. The assessment is as follows:

Criteria #1: He said despite several additions and alterations, Staff agrees with the historic consultant's assessment that the single-family home retains several character defining features, which reflect the era in which it was built. However, the garage has limited historic significance.

Criteria #2: He said the Engineer's report does not state the house is unsound or at risk of structural failure. Furthermore, he said neither the applicant nor the Engineer's report fully addresses the economic feasibility of restoring the dwelling. He said the applicant has provided graphics to show the current conditions but Staff finds the documentation submitted as a result of the site visit insufficient to demonstrate the demolition is the only alternative. He noted the site and structure have been deemed historic and Staff believes the loss of any historic structure that is irreversible should be made to ensure its preservation. He said Staff recognizes that restoring historic structures would be a labor of love and can be a challenge.

Criteria #3: He restated that the applicant hired an engineering consultant to perform a visual inspection and presented the findings of the interior conditions as documented. He said the purpose of the inspection was to determine the general condition of the house and the garage and to determine the feasibility of repairs. He pointed out the photos show long-term lack of maintenance, water damage, and moisture related deterioration. He noted the narrative states: the moisture related deterioration continues and mold is prevalent; the electrical system is

outdated; and interior finishes, fixtures, floor joists, and subflooring are deteriorated and need to be replaced as well as the wood posts in the basement. Additionally, he noted the basement walls and foundation drainage system may need to be replaced along with mold remediation. He said a new HVAC and plumbing system is needed and none of the windows meet current energy standards per the engineer's report.

Mr. Rayburn said Staff recommends the garage be considered separately for demolition given its severe deterioration, structural instability, and potential public safety hazard. However, he said the economic feasibility of the house has not been fully addressed, therefore the criteria has not been met.

Criteria #4: Mr. Rayburn said Staff finds that with the retention of the existing home, it would not impede the development of the area given ongoing historic preservation efforts happening within Historic Dublin. He reported Planning and Building Standards find the proposed demolition to remove a historic structure would diminish the unique historic character of the area.

Mr. Rayburn stated the applicant is present to answer any questions.

Andrew Navarro, designer, said he believes the main house should be demolished as it exists today. He said he disagrees with the City's consultant report where she cited three significant architectural features that are relevant in maintaining the house. He noted the eyebrow dormer located on the north side of the house is minimal with no ventilation, deteriorating from the inside out so it would need to be rebuilt and not retained as is. He said for that feature for a 1930s bungalow has merit but it would need to be rebuilt. He said the second significant architectural element she referenced was the chimney that is easily visible from the street. He explained it is split and would need to be rebuilt as it is not sound and resting on a foundation that the construction engineer can speak to that has been reworked over the years to raise the basement height that also caused significant damage to the posts in the basement and the floor joists are rotted. He indicated that reconstructing all of that would be a significant investment. He said the third element of architectural significance that the consultant referenced was the mutton pattern in the windows, which is a three-over-one pattern. He said that is a historically relevant detail but the proposal is for a two-over-two pattern, which is traditionally found in the Dublin Historic District. However, if the Board finds the window pattern significantly relevant, they would entertain the three-over-one pattern.

Mr. Navarro concluded that of the three architectural elements identified as significant, two of them would need to be rebuilt and the third would be something replicated with new windows as those windows are degraded and have to be replaced.

David Rinaldi asked if a cost estimate had been prepared to rehab this house.

Mr. Navarro asked if Mr. Rinaldi was asking for a cost comparison between what it would cost for a renovation versus a new build. He said that is not an unreasonable request but that is a lot of upfront investment in an uncertain future to have the applicant develop two complete separate proposals including a renovation specialist, foundation work, all new systems, and those bids can pile up and is a lot to ask when there are no certainties of the future. He said it is clear from the photos and the interior that the foundation would have to be rebuilt, floor lifted, posts redone, and the vinyl siding reskinned without knowing what is inside the walls that could potentially be hazardous materials. He said there are a lot of unknowns within the building that could lead to increased cost for a renovation to occur.

Mr. Rinaldi asked if the house was vacant when purchased. Floyd Tackett, Tackett Custom Carpentry, LTD., said hoarders had inhabited the home and had not been in the basement in years. He said he found water and feces upon a site visit and the house was in an unfit condition for living. He

indicated the smells could never be removed if rebuilt and the subfloors are rotted out. He stated he originally wanted to restore it but that is not feasible in its current condition. He said a new-build would be a lot easier and a lot cheaper to reincorporate the architectural features.

Jane Fox indicated she knew the applicant was aware of what was in the Historic District when he purchased the property. She asked him if he was aware there would be strong criteria for demolition. Mr. Tackett said he planned to rebuild until he went inside and found that was not possible.

Ms. Fox stated the Board has to go by the four criteria. She said the Board needs to understand if the house is salvageable, given the fact that the historic consultant felt there were some true possibilities at salvaging it for a renovation. She explained in the Historic District there are so few of these properties still remaining. She said she wanted to know the cost of renovation.

Mr. Tackett said he was not sure how that could be done.

Ms. Fox said a waiting period could be considered. She said if a new house is built because it is economically unfeasible to renovate, then she said the Board needs to compare the cost of the new build versus restoration of a structure deemed historic.

Mr. Tackett said, as carpenter/builder, it would cost more money to restore it than a new build. He explained the house has two foundation walls; the basement was dug after the fact so there is an exterior footing and then they went inside and dropped it down eight feet and added another footer. In order to dry the basement out, he said he had to go below the exterior footing and at that point there would not be anything to hold it. He said the house would need to be jacked up and with rotten floor joists and unknowns behind the walls he is uncertain if it could be lifted up in order to replace the foundation. He said this is beyond a house that needs a little attention.

Tom Munhall asked if a cost cannot be determined until the applicant got into the project. Mr. Tackett answered he did not know how it could be done. He said he would have to enlist foundation people and people that lift houses just to get prices on that and he is not interested.

Everett Musser asked the applicant what made him believe he could restore it when it was purchased. Mr. Tackett said he never entered the house as it was full. He said he built a house just down the street on High Street and likes the area a lot and wanted to do another house similar.

Mr. Musser asked if the historic report took into account the condition of the house. Mr. Tackett said nobody went into that house. Jennifer Rauch said the assessment was made strictly from the exterior.

Mr. Tackett said the front porch posts are all rotten and the porch encroaches in the setback and should have never been built, which was later finished and turned into a room. He indicated that everything the historic consultant mentioned is not salvageable; it could be rebuilt.

Mr. Munhall inquired about the rear portion of the house. He asked how much of that section is an addition from a different time period. Mr. Tackett said from the flat roof to the small gable, it has all been added onto from the 60s or 70s. He explained the flat roof corner is on a slab and the other is on a crawl space without access. He said there is a stone foundation on the front section and from the inside it is light block and is not certain where the stone goes to.

Mr. Munhall asked if the original foundation was stone and a block foundation was added later, to which the applicant answered affirmatively.

Michael J. Richardson, PE, Richardson Engineering Consulting, LLC. 263 Fox Glen Dr., Columbus, Ohio, 43147, said he wrote the visual assessment report. He said the house appears to have been originally built on a crawl space so the foundation went down two to three feet below grade and later dug out the basement and erected a small wall that does not support anything. He indicated the wall just basically holds back the soil.

Mr. Munhall confirmed the wall did not go underneath the original stone. Mr. Richardson said there cannot be waterproofing because of that configuration. He stated this was an unsafe way to add a basement after the fact.

Mr. Richardson said he agreed with Mr. Tackett; from outside appearances, the house looks typical in the area but once inside, the extent of the deterioration can be found on all the elements. He indicated the architectural consultant must have come to the same conclusion just assessing it from the outside. He said if she would have entered the house, she would have had a better understanding of the request for demolition. He said mold was found on all levels of the house and water continues to enter the basement without any waterproofing system. He said water intrusion is evident on all the wood elements including the posts that support the first floor and the mechanical equipment is all rusted that is sitting on a small concrete slab. He said if renovation were to occur, the basement would need to be repaired and if it is not possible to waterproof it, renovation would be difficult.

Mr. Musser asked Mr. Tackett if he had performed other work in the Historic District. Mr. Tackett answered he has a property at 200 S. High Street.

Mr. Musser said he is surprised the applicant would buy a house without looking at the interior and assume he could remodel it or even fix it up. Mr. Tackett said he always thought that if he could not fix it up he could rebuild. He said his first thoughts were to remodel it and add on.

Shannon Stenberg inquired about the City's consultants' concern about the percentage of damage. She asked the applicant to provide more detail about the floor joists and the water damage.

Mr. Richardson referenced the pictures and pointed out the long-term water damage, which covers 40% - 50% of the basement area. He said pressure cannot be put on the floor joists to lift the house because they are rotted. He pointed out the wood posts that support a bunch of wood beams that support the wood floor joists, which is a primary load-bearing element and the bottom four inches is completely deteriorated and would not be surprised if it begins to crush down at some point due to the amount of water found in that basement. He also pointed out the foundation for the chimney that was determined to be a significant architectural element. He said during his site visit, there was standing water in several areas and it is being absorbed in all the wood creating mold throughout due to the moisture. He stated in order to renovate or rehabilitate this house, it would have to be taken down to bare bones to abate all of this mold seen throughout the house. At that point, he said proper basement walls would need to be built.

Mr. Munhall indicated there are a lot of correspondence from surrounding neighbors showing approval of the demolition. He asked if there were any neighbors that were opposed or had any issues. [None were provided.]

The Chair asked the Board if they had any further questions before opening the discussion up to the public.

Ms. Fox asked the engineer if he had done historic preservation or been asked to review historic renovation like this before. Mr. Richardson answered he had not; his specialty is the assessment of existing conditions and determining the extent of damage.

Ms. Fox asked Mr. Tackett if he spoke to anyone in historic preservation knowing he would need to come before this Board and resides in the Historic District. She asked if he consulted anyone about cost or difficulties he might find in a property like this.

Mr. Tackett said he would not ask anyone to go into the structures. He said you have to see it to know what he is talking about.

Ms. Fox indicated that might be something that is necessary for her. She acknowledged that the applicant provided some very credible evidence. She explained that the Board's criteria has to follow the Code and in doing so, there are some factors about the house that are worth exploring to be sure something precious to the Historic District is not lost. According to what the applicant proposed, she indicated he would not be replacing this home with something similar to what was there and that is the problem. She said in the Historic District, the Board tries to maintain the character of the area but they cannot do that just because they want to; they have to review what was there and consider whether or not some of these things that are possible to restore, could be restored. She concluded that she does not have enough evidence yet to assure her that this is not restorable.

Mr. Tackett said he was not sure who could provide that evidence.

Ms. Fox said the consultant was one because first of all she gives the Board a decision to whether the property is contributory or not and if there are elements that are so, they may need to look at the possibility of getting expert advice from a historic preservationist or possibly do a site visit. She said pictures do not always tell the whole story.

The Chair invited anyone from the public to speak in regards to this case.

Tom Holton, representative of the Dublin Historical Society, 5957 Roundstone Place, suggested the Board consider there are some similarities to the Thompson builder/Heron property but on a different property, a smaller scale, and not as pretty. He said the Board has the opportunity to step back with less pressure of making a decision. He said this application can be tabled. He suggested getting a different assessment from a different engineer.

Mr. Holton asked if the property is in character with what is on S. Riverview now in the Historic District compared to a new build. He indicated that within the last four years or so, 93 S. Riverview is a new build. He said the original structure was lost due to neglect. He said the structure at 143 S. High is still standing but it will be demolished due to neglect as approved by the ARB. He added part of 30-32 S. High may be lost because there is neglect. He asked if we are going to lose 73 S. Riverview because of neglect. He noted the pattern that needs to be addressed. He said he is concerned about losing the character and rhythm of properties in the Historic District. He said Biddies could be next because every day that property seems to get worse and worse. He restated this application can be tabled to obtain more information.

Mr. Musser asked Mr. Holton what he would propose be done to those properties that are deteriorating.

Mr. Holton said it is a Code Enforcement issue and he knows there is only so much that can be done. He suggested we be more proactive. He said the inhabitant of 73 S. Riverview was definitely a hoarder. He said he was in the house twice and witnessed terrible conditions; the house was awful. He indicated the neighbors were very reluctant to talk with others about the conditions in which these people were living. He said nobody should have to live like that in Dublin, Ohio, in this day and age.

Mr. Musser asked if Code Enforcement would have been able to help. Mr. Holton said they could not do anything about the interior but there were obvious feral cats living outside, which would indicate something was wrong with that property. He questioned whether that is a Code issue, a social services issue, etc.

Mr. Musser asked how we can force someone to upgrade or maintain a property if the homeowner does not have the economic resources to do that.

Mr. Munhall said there is no answer on the table yet but a solution needs to be sought for the future. Ms. Rauch said that is part of the historical assessment that includes determining contributing/non-contributing properties. She explained we are also looking at ways to provide financial opportunities for residents with historic properties. She said Code Enforcement is engaged with property maintenance. She said this property was one where they were concerned with what was happening and took collaborative efforts to help the residents. She added the City is working to be more proactive regarding historic properties and the Code will be updated accordingly but this all takes time.

Ms. Stenberg asked how the current owner could be helped. She said one of the suggestions was to table this to enable further review but if there is constant water damage it is only going to get worse.

Ms. Rauch said part of Staff's alternative recommendation is as follows:

Should the Board reach a different finding, a one year waiting period provided in §153.176 (C) could be imposed to allow the owner the ability to better secure the property from further neglect and investigate alternatives to demolition. After that period, the proposed demolition could be reviewed again by the ARB.

Ms. Fox said from an ARB standpoint, when one purchases property in the Historic District, properties do not necessarily fall into the same criteria as they would outside the district. She said the ARB is tasked with preserving and maintaining the character of the district. She said there are only a few remaining historic properties in the district so the Board needs to see if there is any possible way to save these properties. She said if it is replaced with something brand new the character of the district is forever changed. She said the Board wants to see new development and improvements to the properties but before they would approve demolition, she would like to see a lot of evidence that addresses the criteria specifically that the ARB is bound by. Renovation she said has to be more important than a new build or there is no point to the ARB. She concluded she wanted to visit the site, obtain information from a historic preservation builder, and obtain a cost comparison between renovation and a new build (proposal).

Mr. Tackett said he has already spent enough on the property. He said to rebuild it just to rebuild that particular house is not what he would want to do anyway. He said all the historical elements that the City's consultant remarked on would need to be rebuilt or replaced.

Ms. Fox said the ARB can only address the exterior so whatever happens on the inside is up to the owner. She said the Board would like to see a true restoration but it is not always reasonable. She asked the applicant if he would consider changing the design to be more in character with what was there before. She said if this is not salvageable, the character of the Historic District cannot be changed to the point that it is no longer recognizable as the Historic District. She explained the massing, the character, and the distance between properties all has to be considered for a new build.

Ms. Rauch said discussion about the details of the proposed new build has happened amongst Staff and several modifications have been identified, should this move forward. She said the scale they are proposing at least from S. Riverview is appropriate.

Mr. Munhall asked if there are hundreds of different designs that fall under the Bungalow umbrella. Mr. Tackett responded there are numerous designs.

Mr. Tackett said this design is not out of a magazine. Mr. Munhall asked if the design is considered a certain style.

Mr. Navarro said the initial concept could be a bungalow but there are very few details that point to that period of time. He indicated there may have been, before the various additions. He described the proposed new build elevation one that appears to have been built over time.

Mr. Musser said he would like to see this deferred for another meeting or so but not a year and have the property deteriorate further. He said he is not sure it is feasible to renovate this property.

Mr. Navarro indicated there is potential for finding asbestos in the walls or concealed in the foundation over time, which would cause a significant amount of time and money to be spent.

Michael Carroll, 190 S. High Street, Dublin, Ohio, said he is the applicant's neighbor. He said he understands Mr. Tackett's position that he purchased the property sight unseen, had plans, and is stating now he is in a corner and the ARB needs to get him out. He said he is making his problem the ARB's problem. He said no matter how much the new build looks historic, it will not actually be historic. He said the ARB needs to decide if they want a historic area filled with historic buildings or new very nice buildings. He said nobody has said this is impossible, it is just expensive. He indicated it appears the City is willing to put huge amounts of money towards new development but nothing for historic preservation. He said there are various ways the City could encourage historic development. He noted one of the Board members said the City is going to end up with a lot of rotting historic structures because it is not economically feasible for the owners to renovate or restore them. He said unless the City is willing to come up with money to help owners of historic structures, it is always going to be uneconomical to renovate as the cost is unbelievable. He said he understands what the ARB is doing but it is unreasonable for the City to assume there are going to be that many good Samaritans that are going to take huge amounts of their own money to restore buildings. He suggested in this case, the City at least fund the cost of the estimate to have the house restored. He noted that Mr. Tackett already said getting an estimate is too expensive.

Mr. Rinaldi suggested the Board review the four criteria against the information provided. He said he understands the historic features noted. He said the scale of the building helps the fabric of the neighborhood and that in itself is a feature. Whether it has any economic use, he said if it is restored as a smaller home, there is a lot of desirability. He indicated that deterioration beyond reasonable repair is not in question but there is nothing to compare it to, to determine feasibility compared to a new build. He said impeding development in the area does not come into play.

Ms. Fox addressed each of the four criteria: 1) the street has a variety of styles on it and this house contributes to the character; 2) the property was purchased without going first on the open market so there is a possibility that someone may be able to affordably restore/renovate it; 3) she would like the City to help Mr. Tackett with the cost for a restoration estimate; and 4) it does not impede the orderly development.

Ms. Stenberg said she completely agrees with the exception of the third criteria and being able to help determine if it is economically feasible. She said we keep comparing a new build to a restoration rather than comparing a restoration to a restoration. She agreed that restorations and renovations are going to be more expensive. She said she believes there is a possibility that not just the City could help with the cost but there is potential from the community such as a "Go Fund Me" or a "Kick-starter" to help with the cost of the engineering aspect.

Mr. Munhall said he agrees with everyone. He said there is a process started to help resolve some of these issues but it is not going to happen today. He said the longer we wait, the condition of this house is just going to worsen. He stated that criteria 2 & 3 are mostly likely met but he would not mind going inside of it as he has been inside some really bad houses. He said the other issue he has with this house is 30% of it is from 1970 and the foundation wall is from 1950 or 60. He said the issue is not "pretty" versus "ugly"; it is more of a contributory issue, which he believes is subjective. He said criteria 1 could be argued.

Mr. Musser said the structure to him is not really a historic structure as it has so few elements and is certainly no crown jewel of the Historic District. He said criteria 2 & 3 are met. He stated he would not agree with anything that is going to take a long time to decide. He said he would consider reviewing this at the next meeting after receiving more information but he is not sure what the cost estimate is really going to do for the Board. He said he agreed with Ms. Stenberg, that restoration/renovation is expensive and you find problems you do not know you are going to find until you start the process and have to redo them; a cost estimate is going to be inflated.

Ms. Fox said she is concerned with the purchasing of properties in the Historic District sight unseen thinking it is a rundown piece of property and if it cannot be fixed it can be demolished. She noted this is a dilemma that is going to come before the Board often and because of that, she wants to "slow the train down" just a little bit. She said the Board needs to consider not only meeting the Code but demolition as the ARB's mission is to preserve, protect, and maintain the Historic District. She said that is just as important as deciding whether or not the four criteria for demolition are met. She emphasized that once you knock something down, it is gone forever. Even though Mr. Tackett finds himself in a difficult spot, she said the house never did go on the open market and he had already determined that if he could not fix it he could demolish it. She asked if this property would become more historically accurate in the neighborhood after peeling back 30%. She requested the Board have more time and opportunity to conduct a further review.

Ms. Stenberg suggested waiting one meeting rather than one year. Mr. Munhall asked what a reasonable timeframe is for any further analysis from either the engineers or the historic consultant.

Ms. Rauch confirmed a timeframe for further analysis could take months. She said the Board could table the case and then work with the applicant; if they are agreeable, to try and gather some of this additional information and they can come back after and then a timeframe does not have to be set.

Ms. Fox asked if the City would pay for information and the work of the historic consultants.

Ms. Rauch said the consultant the City hired is looking at the historic fabric of the district. She noted the way the Code is written, it is incumbent on the applicant to provide information for staff to review. She said she does not know if the City would pay for a different consultant.

Ms. Fox moved that the case be tabled to obtain information from the City of what can be done to look at more evidence that would provide a more balanced idea of the cost of renovation and the possibility of restoration instead of demolition.

The Chair said before they table the case, he would like to have clarification on the type of information Ms. Fox is seeking from the applicant. He stated there is no reason to table if the applicant is not willing to do that, which then would make more sense to make a motion to vote this evening.

Ms. Fox said she would like to see the cost estimates on what it would be for a new build versus what it would take to restore it and peel away the 1970s portion to what it was originally.

The Chair said that may determine criteria 3, but they need to meet two of the four.

Ms. Fox explained this is why she asked for an independent appraisal because estimates are estimates and all kinds can be sought from one builder to another. She restated she would also like to see the inside of the property.

Ms. Rauch restated that based on the information provided by the applicant, the consultants, and on professional opinion, Staff finds the applicant does not meet the review criteria.

Mr. Musser questioned where this leaves Mr. Tackett, if the case is tabled.

Mr. Munhall restated that timing is an issue.

Ms. Fox explained the reason she asked to table was because in the Code §153.177, it states for showing that no other reasonable means exists for saving the property; a copy of the condemnation or housing order based on deteriorated condition of property, a structural analysis by a licensed architect, engineer, or contractor experienced in alterations to historic properties as to the structural soundness of the property or of potential feature accompanied by the individual or firms call or vocations for making such analysis. Documentation that the property has been offered for sale.

Ms. Rauch said the Code outlines an either/or process for demolition versus economic hardship, unusual or compelling circumstances. She said these are two completely different applications. She restated this request is for demolition, which is based on the four criteria. She said if they are submitting an application that addresses economic hardship, unusual or compelling circumstances, then the other information would be required. She said moving forward, Staff would like to ensure the Code is clearer.

Mr. Holton said the definitions of restoration and renovation need to be clear. He said the Board should really be concerned about the exterior as the interior is not the Board's concern. He encouraged the Board to consider outbuildings that may contribute to the rhythm and character of the Historic District. He cited the example of the outhouse behind Biddies, old chicken coops, sheds, and the garage behind 73 S. High Street. He suggested we take care of these structures as well, rehabilitate if not restore them. He clarified that restore means to try and make them what they used to be and rehabilitate means rebuilding them in some fashion to reuse them in a way that makes sense for current day.

The Chair said he does not see a point in tabling this case.

Ms. Fox asked Mr. Tackett for his final thoughts.

Mr. Tackett said to put the house back as it was when it was built, it would go back to a 900-square-foot house and he is not sure that is feasible; it would not be economical for him to do anything like that.

Ms. Fox asked the applicant if he would consider rehabilitating the home for modern day use or restoration.

Mr. Tackett said if the Board goes into the house, there will not be a question of whether it can be fixed. He said even if he rebuilds it to the original specs, he cannot afford to do that for a 900-square-foot house.

Mr. Musser asked the applicant what he would propose to do with the house if the application was denied.

Mr. Tackett said he would put it on the market for sale. He asked if there is anything the Board of Health can do because nobody should be in there. He indicated he cannot rebuild it to what the Board is asking for.

Mr. Navarro said he has no idea what was on the exterior before the vinyl siding was added to rebuild the house as it was before in 1940; he would need photo documentation of what was there. He said if we were to strip it down to its studs and dress it up again we would be adding something new that looks old.

Ms. Rauch said there has been a lot of discussion related to additions that bring significance to properties over time. She indicated the applicant could be asked to restore it to the 1970s when the additions were built to preserve it from a historic perspective. She said this property has acquired significance over time and that is one of the criteria for ARB when reviewing alterations and additions.

Mr. Munhall said he brought up the additions because when they were done over time, the historic nature of the house in general was changed.

Ms. Fox said there are so few precious places in the Historic District that the Board needs to take enough time to obtain enough evidence so they will never look back and say maybe they could have restored that.

The Chair reminded the Board that the Code has to be followed as it is currently written and the decision has to be defensible by the City. He said if someone still wants to table this, he wants to know specifically what is being asked of the applicant and have the applicant agree.

Ms. Fox explained that if the applicant returns to say he has to demolish the house because there is nothing else he can do with it, then she believes he would not meet the other three criteria: 1) it has architectural historical significance; 2) it can be used as a house if someone fixed it up and restored it; and 3) the location does not impede the orderly development. She said even if the Board approves a demolition, the applicant could come back and say this is an economic hardship; then information would need to be provided that she is asking for now.

The Chair said he would rather bring this to a vote because he believes they are going to end up back here anyway, given the direction this has taken. Ms. Fox agreed that the applicant would need to come back with documentation about economic hardship.

Mr. Musser said criteria 2 & 3 are met and he questions whether criteria 1 is met.

Motion and Vote

Mr. Munhall moved, Mr. Musser seconded, to approve a request for the Demolition of the single-family structure. The vote was as follows: Ms. Fox, no; Ms. Stenberg, no; Mr. Rinaldi, no; Mr. Munhall, yes; Mr. Musser, yes. (Disapproved 2 – 3)

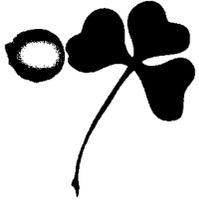
Motion and Vote

Ms. Stenberg moved, Mr. Munhall seconded, to approve a request for the Demolition of the detached garage. The vote was as follows: Mr. Musser, yes; Ms. Fox, no; Mr. Rinaldi, yes; Mr. Munhall, yes; and Ms. Stenberg, yes. (Approved 4 – 1)

3. BSD HC – Seel Residence 16-053ARB-MPR

83 S. High Street Minor Project Review

The Chair, David Rinaldi, said the following application is a request for the construction of a new porch on the front elevation of an existing single-family residence for a property on the west side of South High Street, approximately 67 feet south of the intersection with Eberly Hill Lane. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.



**ARCHITECTURAL REVIEW BOARD
BOARD ORDER**

June 25, 2003

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- 1. Architectural Review Board 03-065ARB – Filby Residence – 73 South Riverview Street**
Location: 0.25-acre located at the southwest corner of South Riverview Street and Eberly Hill.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of replacement vinyl siding.
Proposed Use: Single-family residence.
Applicant: Ruth Filby, 73 South Riverview Street, Dublin, Ohio 43017; represented by Sidex, c/o Mike Derlis, 1211 Worthington Woods Boulevard, Worthington, Ohio 43085.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve this request for replacement siding as submitted.

VOTE: 5 – 0.

RESULT: The request was approved.

RECORDED VOTES:

Janet Axene	Yes
Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner