



PLANNING REPORT

Architectural Review Board

Wednesday, February 22, 2017

Case Summary

Agenda Item 3

Title 76-82 S. High Street

Case Number 17-007ARB

Proposal Demolition of an existing shed and garage and steps within the Historic District.

Request Review and approval of a demolition under the provisions of the Zoning Code Section and the *Historic Dublin Design Guidelines*.

Site Location East of South High Street, south of the intersection with Eberly Hill Lane.

Applicant Pete Coratola, CBS Garvey, LLC.

Case Manager Lori Burchett, AICP, Planner II | (614) 410-4656 | lburchett@dublin.oh.us

Recommendation Recommendation of approval with the following conditions:

- 1) Prior to actual demolition, the owner shall permit the Dublin Historical Society to enter the premises and salvage any historic architectural features worthy of preservation.
- 2) The order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Reviewing Body and an application for building permit has been submitted for the replacement building to the City.

Facts	
Site Description	±.25-acres
Zoning	BSD-HC, Historic Core District
Surrounding Zoning and Uses	North, South and West: BSD-HC, Historic Code District East: BSD-HR, Historic Residential District
Site Features	<ul style="list-style-type: none"> Three existing historic structures located along South High Street (see attached OHI sheets for details). Two accessory structures located to the rear of the property adjacent to the gravel parking area. Alley access provided to the site from Blacksmith Lane with overhead power lines running parallel along the rear property line. Significant grade change from west to east of approximately 16 feet.
Consultant Review	The City enlisted the services of a preservation consultant, Christine Trebellas with Preservation Designs, Ltd., to analyze the architectural and historic significance of the existing structures. A copy of this report included with the packet for review.

Details		Demolition
Historical Background	<p>The subject properties are listed on the National Register of Historic Places as part of the Dublin High Street Historic District. Both properties are part of the the Ohio Historic Inventory (OHI) through a City-sponsored initiative in March 2003. The inventory provides a brief description of the location, background, and architecture of a building, site, structure, or object of architectural or historical significance. Inclusion on the OHI is not a form of protection for a historic resource, nor does it provide owners with a list of restrictions.</p> <p>The first structure considered for demolition is a small (9 square-foot), wood-frame outbuilding associated with the ca. 1830 main structure located on the property. This structure is not considered architecturally or historically significant on its own.</p> <p>The second structure is a small, wood-frame outbuilding with a concrete foundation. The shed has a composite-shingle gable roof, wood siding, a wood door on the west side, and a small, open window on the north side. The void in the east foundation is covered with wood boards. The concrete foundation suggests that the shed has been altered or moved. Although this is not unusual for an outbuilding, it does affect its integrity. Overall, the structure has little known architectural and/or historical significance beyond being an outbuilding to the main dwelling.</p> <p>Finally, the applicant is requesting demolition of three sets of steps, which</p>	

Details	Demolition
	are all newer additions to the historic buildings, which do not add to the architectural or historic significance of the main buildings.
Proposal	The proposal is a request to demolish the existing outbuilding structures for the future redevelopment of a mixed-use building, oriented towards Eberly Hill Lane. The applicant has been approved for Basic Plan Approval (16-082ARB-BPR) and has submitted a separate application for Site Plan Review (17-008ARB-SPR) by the Architectural Review Board.

Analysis	Demolition
Process	<p>Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis based on the applicable review criteria.</p> <p>The information provided by the applicant as part of the application materials describes that the Conditions for Demolition portion of the criteria and how they have been met. The following is an analysis on those Review Standards and the information provided by the applicant.</p>

Review Standards	
§153.176 (A)(1)	<i>Structure contains no architectural and historic features significant to the character of the area.</i>
Criterion met	<p>Applicant</p> <p>The applicant notes that the existing garage outbuilding appears to be constructed in 1950 and the outbuildings represent none of the neighborhood's historical significance or detailing.</p> <p>Consultant</p> <p>The small, wood-frame outbuilding associated with the main structure located on the property, although typical of other outbuildings in the historic district, is not considered architecturally or historically significant on its own. Additionally, it appears that the concrete foundation is of newer construction, indicating that the structure has been altered and may have been moved from its original location, which may affect its historic integrity. The consultant has concluded that demolition is appropriate for this small outbuilding.</p> <p>The concrete-block garage is also a later addition to the historic property at 82 S. High Street. Although garages can contribute to the character of the historic district, the materials used in this garage clearly indicate that it is a later addition to the district. The structure does not possess any architectural or historic significance of its own. As such, its demolition</p>

Analysis	Demolition
	<p>would not detract from the historic district.</p> <p>All three sets of steps are newer additions to the historic buildings. As such, they do not add to the architectural or historic significance of the main buildings and do not contribute to the character of the historic district. Thus, demolition and replacement with a design more suitable to the character and nature of the historic district would be acceptable for the steps.</p> <p>Staff</p> <p>The two buildings appear to be later additions to the historic property at 82 S. High Street. Although garages and outbuildings can contribute to the overall character, the materials indicate a later addition to the district and do not possess any significance of its own merit. The three sets of steps are newer additions to the building and do not add architectural or historic significance. A demolition of the stairs and replacement with a more suitable design would enhance the contributing structure. Staff finds that any features of architectural and historic value of the two structures and stairs are not considered significant.</p>
§153.176 (A)(2)	<p><i>No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists.</i></p>
Criterion met	<p>Applicant</p> <p>Although the garage could be used for parking, restoring the building would not be a prudent alternative for this proposal. Additionally, the smaller structure is too small to be incorporated into the redevelopment plans.</p> <p>Consultant</p> <p>All of the structures requested for demolition have little or no economic use as they currently exist. The steps are easily moved and replaced. The wood-frame shed is too small. Although the concrete-block garage may have some economic use as a storage facility, it is not large enough to have a feasible return. The only alternative to the removal of these structures is if they remain in place. However, this is not a realistic long-term solution given the developmental pressures the area is facing.</p> <p>Staff</p> <p>The size and condition of the structures is too insignificant to have any viable economic use and are not large enough to have a feasible return on the required investment needed to rehabilitate the structure.</p>
§153.176 (A)(3)	<p><i>Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.</i></p>

Analysis	Demolition
Criterion met	<p>Applicant The applicant states that the existing contributing structures will be kept intact and reused as part of the development. The other two structures would not provide any economic feasibility in their restoration.</p> <p>Consultant In review of Criteria 3, Ms. Trebellas notes that criterion is not applicable to this demolition request since there is no economic feasibility in restoring the structures.</p> <p>Staff Any deterioration that has occurred on the property is not due to willful neglect by the current applicant. Staff has found that there is evidence that no economic feasibility of restoring the structures exists.</p>
§153.176 (A)(4)	<p><i>The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity;</i> Or, <i>The proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.</i></p>
Criterion met	<p>Applicant The applicant states that these ancillary structures are impeding the proposed redevelopment. The applicant states that the current garage's size, location, and orientation impedes the proposed development's parking lot and would reduce the overall ability to provide a usable and functional parking lot. The location of the 9-square-foot shed also impedes the ability of the redevelopment to provide a functional parking area for the proposed project.</p> <p>Consultant In the Historic Preservation Assessment, Christine Trebellas states that the location of the wood-frame shed and the concrete-block garage impede the orderly development of the historic district. As mentioned above, it is not realistic to assume that these structures can remain in their current location and still allow for the growth and development of the area. The proposed new construction appears to follow the guidelines of the Bridge Street District Zoning Districts and will improve the overall quality of the district without detracting from it.</p> <p>Staff Staff finds the existing structures in their location would impede on orderly development in the Historic District, and detract from the historic value of the vicinity. The structures are not considered contributing features of the</p>

Analysis	Demolition
	<p>Historic District, according to the assessment from the city's consultant. The consultant's assessment is that the location of the structures would impede orderly development. Staff finds the proposed demolition would not remove a significant historic structure and would not diminish the unique historic character of the surrounding area.</p>

Recommendation	Approval
Recommendation	<p>Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends <i>approval</i> of the proposed demolition as the review criteria have been satisfied with the following two conditions.</p> <ol style="list-style-type: none">1) Prior to actual demolition, the owner shall permit the Dublin Historical Society to enter the premises and salvage any historic architectural features worthy of preservation.2) The order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Reviewing Body and an application for building permit has been submitted for the replacement building to the City.