

17-089ARB– DEMOLITION

Site Location

Located on the south side of Rings Road, 400-feet west of the intersection with Wilcox Road.

Proposal

Request for demolition of a portion of an existing single-family home and two detached garages.

Zoning

R-1B, Limited Suburban Residential District, Washington Township

Property Owner

Nelson and Elizabeth Yoder

Applicant/Representative

Gary Bruck

Applicable Land Use Regulations

Zoning Code Sections 153.170–153.180
Historic Dublin Design Guidelines

Staff Recommendation

Planning recommends approval of the proposed demolition of the detached garages, front porch, and the series of existing additions.

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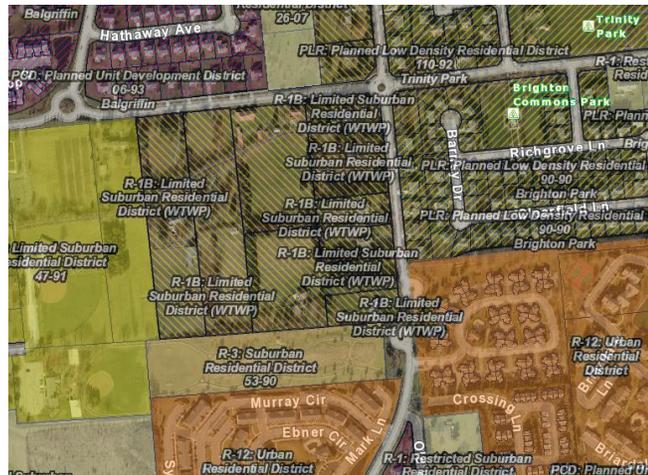
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Case Manager

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Summary

The applicant is proposing to demolish a 1.5-story building addition, a front porch and two detached garages.

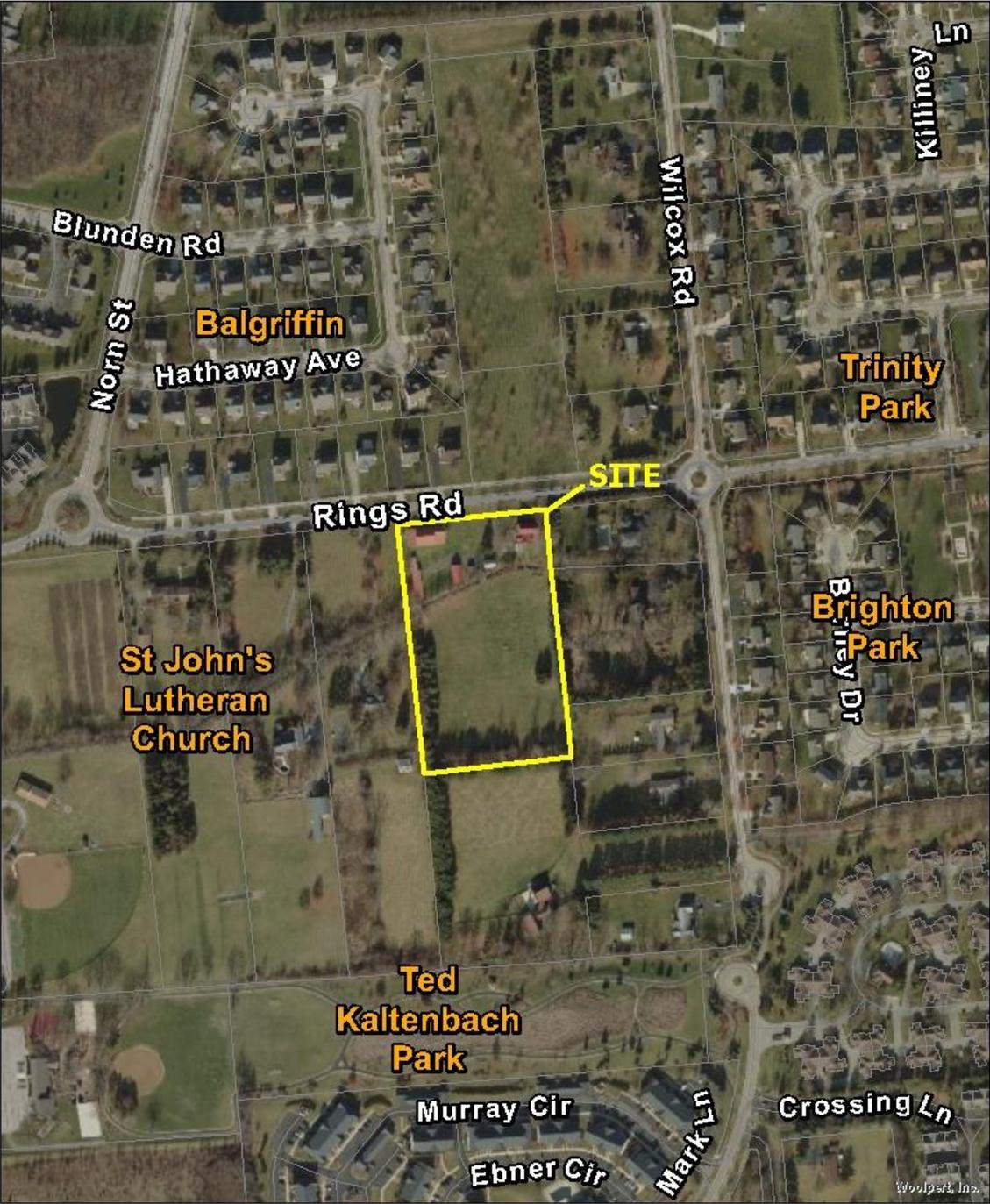


Next Steps

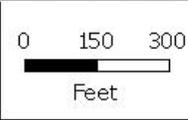
Following an approval from the Architectural Review Board, the applicant may file for necessary building permits for the demolition. The applicant must first receive an approved building permit for new construction. The demolition must occur within one year from approval.

1. Context Map

Located on the south side of Rings Road, 400-feet west of the intersection with Wilcox Road.



17-089ARB
Architectural Review Board - Demolition
Yoder Residence - Demolition
5927 Rings Road



2. Overview

A. Background

1) 1990

The property was annexed into the City of Dublin in 1990. At that time the subject property and multiple parcels in this area retained the Washington Township R-1B, Limited Suburban Residential Zoning District classification. The site is one of several properties that maintained Washington Township Zoning Code. Under the direction of the city's legal department, staff has reviewed applicable zoning requirements against the Washington Township zoning district, including setbacks, lot coverage, and height.

2) 2017

BZA: The Board approved a front-yard variance due to presence of the flood hazard area and extensive setback requirement restricting the development opportunity on the site. The Board expressed concerns about a proposed side yard setback and at request of the applicant this portion of the variance application was tabled. The applicant has since revised the plans to eliminate the need for this variance.

B. Site Characteristics

1) Natural Features

The site is currently developed with a historic farmstead. Cramer's Creek bisects the property. FEMA designated 100-year floodplain and floodway is associated with Cramer's Creek and extends towards the existing dwelling.

2) Historic and Cultural Facilities

The historic farmstead built in 1855 is listed on the National Historic Register under the Washington Township Multiple Resource Area designation (see OHI file) and is one of the properties that lie outside of the Dublin Historic District, but still under the purview of the Architectural Review Board, as it is designated on Appendix G. The Cultural and Historic Inventory reviewed this property further defining the property's historic significance and this is included with the report. The property contains several detached structures that have been used in association with the existing home. The single-family residential structure has had several additions to the original homestead.

3) Surrounding Land Use and Development Character

North: Balgriffin PUD (Residential); R-1 Restricted Suburban Residential (Park)

East: R-1 Restricted Suburban Residential District (Residential)

South: R-1 Restricted Suburban Residential District (Residential)

West: R-1 Restricted Suburban Residential District (Residential)

4) Road, Pedestrian and Bike Network

The site has ±345 feet of frontage on Rings Road with one driveway off Rings Road.

C. Proposal

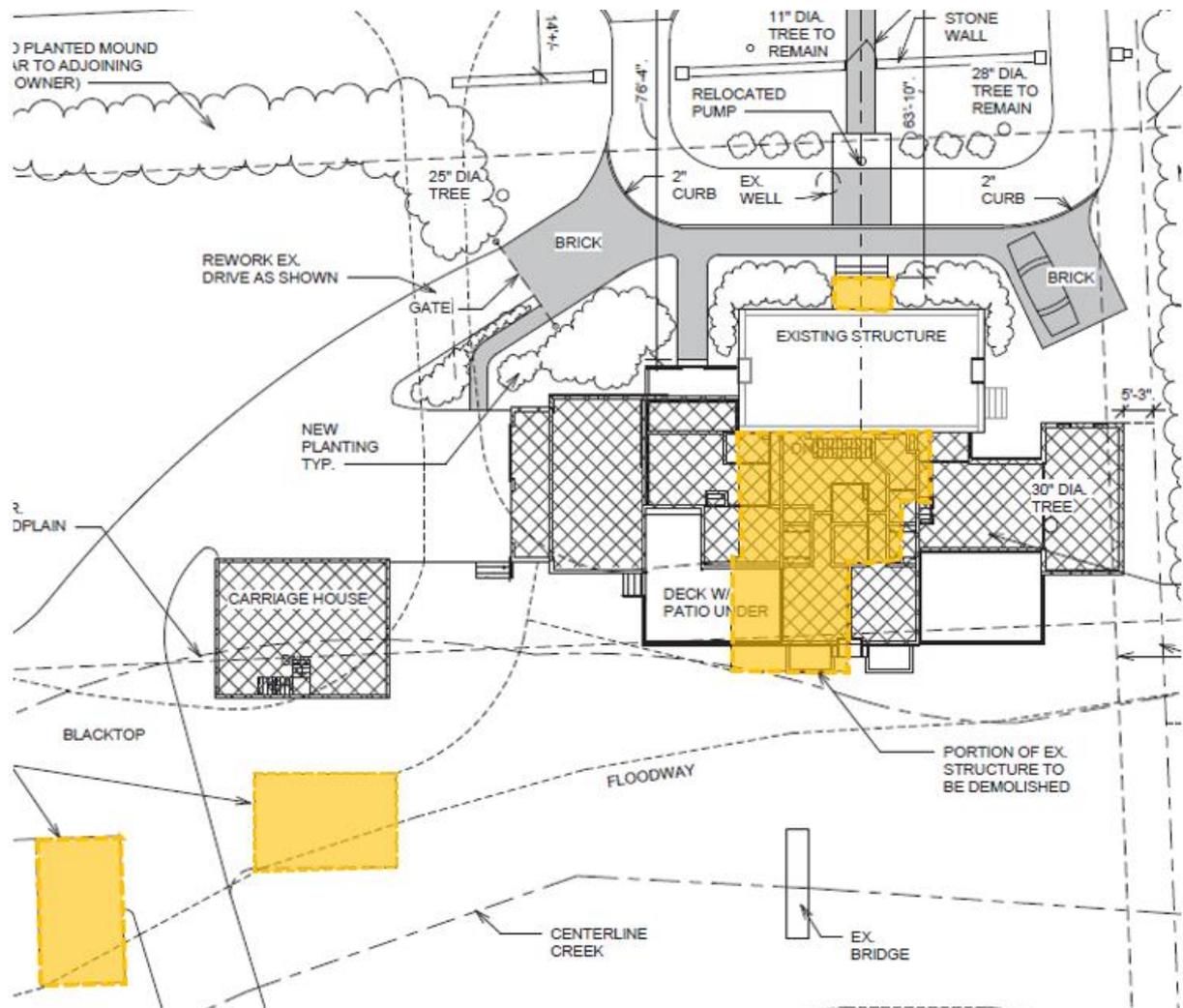
This is a proposal for demolition of two detached accessory structures (garages), an attached garage, an existing front porch, and previous additions made on the rear of any existing historic residence. The proposed ±3,600 square-foot addition and construction of a detached accessory structure (carriage house) is a part of another application. The portions to be demolished are highlighted in yellow on the site plan below.

D. Previous Reviews and Approvals

The applicant requested informal review and feedback from the Architectural Review Board on August 30, 2017. The Board informally discussed and provided feedback regarding the proposed demolition of two accessory structures and a portion of an existing addition; and a proposed building addition and site improvements. The Board was supportive of the demolition of the accessory structures, but expressed concerns about the portion of the addition to the residence that may be considered contributing. The Board had also recommended salvaging any historic materials that may be part of the demolition.

3. Site Plan

The site plan below shows the areas to be demolished in yellow. The hatched areas are proposed additions, as part of a separate application.



A. Use

The property is zoned R1-B the Washington Township R-1B, Limited Suburban Residential Zoning District classification. Single-family dwellings and accessory structures are permitted uses within this zoning district.

B. Site Layout

The site contains an existing single-family buildings and multiple accessory structures. The existing dwelling is located approximately 60-feet from the centerline of Rings Road and north of Cramer’s Creek approximately 175-feet. The dwelling was constructed ca. 1855 and multiple additions to the rear of the structure were constructed over time. The property also contains several outbuildings and features, including two bridges over a small creek, a barn, a tractor shed, two garages, and a small rectangular building with an exterior brick chimney.

C. Historic Preservation Consultant

Staff requested a review of the demolition request and proposed addition by a third party consultant. The consultant utilized information from the National Historic Register, Franklin County Auditor, and other resources to review and critique the proposal. A report was prepared and is referenced throughout the report.

D. Architecture

The site contains a two-story gable-roof brick house dating to ca. 1855 (date based on Franklin County Auditor website and architectural characteristics). The consultant assess that “the residence has a stone foundation, a rectangular plan, a gable-front wood-frame porch, a seam-metal side-gable roof, two interior brick chimneys and decorative Italianate brackets along the roofline. The six-over-six light sash windows have stone sills and lintels while wood-frame Gothic-arc windows provide light to the attic. The seven panel Greek Revival-style wood front door has sidelights and a transom with decorative molding and brackets.”



The consultant identified “several rear extensions include an approximately 21’ x 22’ one-story gable-roof brick component, an approximately 7’ x 12’ one-story wood-frame addition, an approximately 7’ x 10’ one-story brick addition, and an approximately 19’ x 20’ one-story wood frame garage with a slate roof.” Additionally, the gable-roof brick extension appears to be original to the house or a very early addition since it has the same brick and brick coursing (5-course American bond) and a continuous stone foundation. It also has a similar seam metal roof and six-over-six light sash windows with stone sills and lintels.

4. Criteria Analysis

A. Demolition Criteria

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.

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 and a third party consultant.

1) **Structure contains no architectural and historic features significant to the character of the area (§153.176(a)(1).**

Criteria met. Staff finds this criteria for demolition of the two outbuildings, the front porch, and the series of additions is met.

Applicant: The East and West existing detached garages proposed to be demolished are both located in the floodway and experience water infiltration during heavy rain events. Both are in poor condition.

The rear extensions to the main structure proposed to be demolished are documented by the Ohio Dictionary of Historic Places as later additions. This rear portion of the house is variety of alterations and additions made at various times. The 175 square foot area used as a kitchen was completed in at least two separate additions to the original home, the latest of these in the 1990's. An entire exterior wall of the attached garage was removed and replaced by a previous owner in order to lengthen the structure. One of the other remaining exterior walls and the roof are also dissimilar from the rest of the structure. Many of the features to be demolished is a modern replacement. The rear portion of the house to be demolished lacks the significant architectural details that are present on the front house. Historically significant features will be retained or repurposed. The detached garages to be demolished are simple structures of poor quality with modern aluminum sectional overhead doors. They lack any unique detailing.

Staff: The overall property is part of the National Historic Registry under the Washington Township Multiple Resource Area designation, which includes all of the structures on site. The one-and-a-half story addition appears to have historic character with attributes of the time period when constructed. Those elements should be preserved and retained to the greatest extent possible, however there is too much structural damage which has compromised the integrity of this part of the addition. The much later additions and porches do not contain any character-defining features.

The two outbuildings proposed for demolition have lost historic and structural integrity and would be appropriate for demolition.

Consultant: While some of the outbuildings have good integrity and reflect the rural agricultural history of the area, the garage outbuildings have undergone modern changes and have lost integrity. Demolition is considered appropriate for the garages and later additions. The brick extensions to the main house may be original or very early additions to the building. As such, they may contribute to the historic character

of the National-Register listed building. However, exceptions can be made for deteriorating materials or structures that pose a health and safety issue. With the documentation provided, removal may be the only feasible option for this part of the addition. It is recommend to avoid removing historic material if at all possible, especially if it is in good condition.

2) No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists.

Criteria met. Staff finds this criteria for demolition of the two outbuildings, the front porch, and the series of additions is met.

Applicant: The East and West existing detached garages that are proposed to be demolished are both located in the floodway and experience water infiltration during heavy rain events. Both are in poor condition. The portion of the addition directly adjacent to the existing residence to be preserved contain insect damage to headers, unsecured posts and beams, and prolonged water infiltration.

Staff: The size and condition of the two detached accessory structures are 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 structures. Additionally, due to the location of the structures within the flood hazard area, the cost to floodproof, elevate, or relocate the structures would exceed the potential return. The one-and-a-half story brick addition contains historic elements that should be preserved in order to maintain the historic integrity of the structure and would benefit the project, however the extent of the structural damage is too great and removal appears to be the only feasible option.

Consultant: Demolition is considered appropriate for the garages due to their lack of integrity and possible structural issues. It appears the structural stability of the historic brick addition has been compromised due to significant damage. Since both the roof and foundation have structural issues, the walls probably have issues as well due to leaks and settlement. It appears that removal may be the only feasible option. There is substantial structural damage to the foundation of this portion of the building; photographs indicate that the joists have diminished due to rot, pests, and the addition of HVAC, electrical, and plumbing lines which were cut into structural members. The loads and joist spacing will not meet current building standards and the structural members would have to be replaced or reinforced with new members. This would be impractical and cost-prohibitive.

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

Criteria met. Staff finds this criteria for demolition of the two outbuildings, the front porch, and the series of additions is met.

Applicant: The East and West existing detached garages proposed to be demolished are both located in the floodway and experience water infiltration during heavy rain events. Both are in poor condition. The portion of the addition directly adjacent to the existing residence to be preserved contain insect damage to headers, unsecured posts and beams, and prolonged water infiltration.

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 detached accessory structures exists. The extent of the structural damage to the historic portion of the existing addition appears to be significant and both the roof and foundation have structural issues that need to be addressed, as well as damage to walls. The extent of the damage appears to be too great to salvage.

Consultant: Demolition is considered appropriate for the garages due to their lack of integrity and possible structural issues. It appears that the structural stability of the historic brick addition has been compromised due to significant damage. Since both the roof and foundation have structural issues, the walls probably have issues as well due to leaks and settlement, it appears that removal may be the only feasible option. It is recommended to salvage any historic material if at all possible, especially if it is in good condition. This is not economically feasible and it is inadvisable from a preservation perspective to rebuild something exactly like the original (a reconstruction) because it gives a false sense of history.

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.

Criteria met. Staff finds this criteria for demolition of the two outbuildings, the front porch, and the non-significant portions of the additions is met.

Applicant: The location of the rear additions and detached garages impedes the improvement of the property, and demolition is a requirement for the owner to move forward with the project. The detached garages area is also located in the floodway, a situation which presents a hazard to those buildings and to other property owners in the City. In addition to facilitating improvement of the architectural quality of the district, the demolition of those structures will also remedy the existing flood hazard.

This project will preserve and restore the beautiful home and significantly improve the overall quality of the property and the district by as follows by maintaining or restoring historically significant features, significant structural deterioration will be corrected, and the modern front porch will be removed and replaced with a historically accurate porch.

Staff: Staff finds the existing detached accessory structures in their location would impede on orderly development, and detract from the historic value of the vicinity. Additionally, the location of the detached accessory structures within the floodway presents a hazard and demolition would remedy this issue. Staff finds the proposed demolition of the two accessory structures would not remove a significant historic structure and would not diminish the unique historic character of the surrounding area. The brick extensions to the main house may be original or very early additions to the building. Staff finds removal of the one-and-a-half story portion of the structure is appropriate due to the significant damage.

5. Recommendation

Staff Recommendation

Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the *Historic Dublin Design Guidelines*. Planning recommends **Approval** of the proposed demolition of the detached garages, front porch, and the series of existing additions with two conditions:

- 1) That the applicant preserve, restore, or maintain any historically significant features and/or materials to the greatest extent possible.
- 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.