

**SELECTIVE DEMOLITION REVIEW
5927 RINGS ROAD, DUBLIN OHIO**

SULLIVAN BRUCK ARCHITECTS
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5927 Rings Road is a single family home built in 1855 as a rural farm house of a hybrid vernacular, leaning towards Italianate with some Georgian influence. The original house was expanded over time with additions that were not consistent with either vernacular, but rather utilitarian in nature. The aforementioned additions are in poor repair and do not function well for today lifestyle.

The owners the property, Nelson and Elizabeth “Betsy” Yoder, are both registered architects with a deep appreciation for historic structures that led them to purchase the home in 2013. Nelson spearheaded the state and federal historic tax credit funded restoration of the 225,000 SF former AC Delco warehouse in downtown Dayton that was just completed in July 2017. Betsy won an architectural history award upon graduation from architecture school. They have traveled the world to visit structures that span several thousand years of architectural history. Their primary goal for this project is to return the historic structure to its former glory and position it for future generations as follows:

- restore the rotting wood trim and ornamental brackets and restore the weathered mortar;
- replace the newer existing modern front porch with a historically appropriate one;
- replace the rusting, leaking roof with a new similar roof;
- make critical structural repairs;
- create attractive and dramatic landscaping and an entry sequence that is much more worthy and fitting of this historic structure;
- Expand the home to accommodate the needs of their growing family that currently has three young children 10 months, 5, and 8;
- Build enough space to allow Betsy’s aging mother to live with the family in the future;
- Provide space for entertaining investors and lenders for Nelson’s Dublin-based business that has infused literally hundreds of millions of dollars into the City of Dublin at Bridge Park.

The pair hired Sullivan Bruck Architects and G2 Planning & Design to design the expansions that are crafted specifically to take a subordinate position to the original structure. See exhibit 1 and the enclosed design documents. Through an iterative and collaborative design process it was determined that the demolition of rear extensions to the original home that are documented as later additions (see exhibit 3) would allow for the front house to be better preserved, including the historic stair that otherwise would need to be reworked for safety reasons (discussed further below). The proposed demolition also allows for the two story section of the addition which includes two desperately needed kids’ bedrooms to be tucked completely behind the historic home where it will not be seen from the road. Exhibit 1 shows both the demolition site plan and proposed site plan. See exhibits 2A & 2B for images of the areas to remain and those to be demolished.

Some of the additions to be demolished were made as recently as the 1990’s, but some parts are substantially older, and as a result the team will salvage old stone and wood of quality from the original

structure for reuse in prominent locations in the addition. It is important to note that no original doors or windows exist in the structure to be demolished. The owner is also photo-documenting the eclectic additions prior to demolition for inclusion in the new home in order to pay homage to those areas' role in the history of the home. It is of note that the City hired a 3rd party design reviewer who suggested changes to the original design. These suggestions were incorporated into the plans that are now presented for review.

The demolition request also includes two existing detached single car garages. Both structures are in the floodway (note floodway, not floodplain) and experience water infiltration during heavy rain events. Neither is in good condition. Removal of both of these structures will provide a benefit, not detract to the quality and value of the property and the City.

This is an unusual review process because the house sits three miles away from Historic Dublin, but the demolition and new construction are being evaluated with the same district-centric criteria used in Historic Dublin, so some flexibility and latitude is necessary. The following is a summary of the City's demolition criteria and the team's response:

§ 153.176 DEMOLITION.

(A) In cases where an applicant applies for a Board Order to demolish a structure within the Architectural Review District, the application may be approved when the applicant is able to demonstrate economic hardship or unusual and compelling circumstances (see below § 153.177), or **at least two** of the following conditions prevail [*applicant presenting how conditions 1 and 4 are met*]:

(1) *The structure contains no features of architectural and historic significance to the character of the area in which it is located.*

- The rear extensions to the main structure that are proposed to be demolished are documented by the Ohio Dictionary of Historic Places as later additions (see exhibit 3). This rear portion of the house is hodge-podge of alterations and additions made at various times. See exhibit 2A and 2B that contrast views of the front historic home with the later additions to the rear, and exhibit 3 for a site plan view of the areas to be demolished and retained. The 175 SF 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.
- Every single window and door to be demolished is a modern replacement window or door. Exhibit 4 shows a picture of a typical window and a door that will be demolished and contrasts those with the historical front door that will be preserved by the project.
- The rear portion of the house to be demolished lacks the significant architectural details that are present on the front house. The front house includes the six pane pointed arch windows and ornamental brackets at the eaves that are specifically noted by the Ohio Dictionary of Historic Places entry on the home. See exhibit 5 which contrasts the soffit & eave details of the section to be demolished with the other structure which is to remain.

- Only one fireplace remains in the portion to be demolished, and it was rebuilt with modern materials in the 1980's. See exhibit 6, which contrasts the fireplace to be demolished with the beautiful 1850's plaster fireplaces that will be preserved in the front house.
- All flooring surfaces on the ground floor to be demolished are modern materials. See exhibit 7, which shows modern flooring in the area to be removed contrasted with the original flooring in the section to be preserved. The low attic space contains some older flooring that the applicant plans to salvage and repurpose for architectural features in the new home.
- The porches are clearly much later additions, constructed of modern dimensional lumber with asphalt shingle roofs.
- The detached garages to be demolished are simple structures of poor quality with modern aluminum sectional overhead doors. They lack any unique detailing. See images of these two garages in exhibit 2A.

(4) The location of the structure impedes the orderly development 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.

- 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. This project will preserve and restore the beautiful home and significantly improve the overall quality of the property and the district by as follows:
 - The existing brick to remain will be tuckpointed, fascia and brackets restored, and the rusting roof replaced with like material.
 - Significant structural deterioration will be corrected.
 - The proposed building and landscape improvements will highlight the historic home and screen the new construction such that the overall quality and appearance of the historic property is drastically improved.
 - The modern front porch will be removed and replaced with a historically accurate porch. (The modern side porches will be demolished along with the rest of the additions).
- The detached garages area 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.

§ 153.177 ECONOMIC HARDSHIP OR UNUSUAL AND COMPELLING CIRCUMSTANCES.

Occupant Health, Safety and Welfare:

Egress Stairs: The historic stair located at the front of the home is significantly less safe than required by code and has proven to be a hazard, leading to multiple falls. Removal of the rear extension allows for construction of a new stairway that will be connected to hallway of the historic home to provide day-to-

day safe passage between all floors. This new stair will allow the owners to preserve the existing front stair in its historic condition. Here is a summary of the front stair code safety issues:

Stair Element	historic stair dimension	code requirement
Stair Width at narrowest point	25"	36"
Tread Depth	8"	9-3/8"
Handrail height	26"	34"
Guardrail Height	30"	36"
Prevent passage of 4" sphere	N	Y
Graspable Handrail	N	Y

Interior Environment: The attic space above the rear extension that is proposed to be demolished does not meet code requirements for occupied space. Code requires a 7'-6" minimum ceiling height for all bedrooms and 7'-0" for laundry, storage areas, but the ceiling in this space is a maximum of 6'-10" in a section at the ridge and it falls to a minimum height of 3'-6" at the perimeter. Also, none of the three windows in the room are large enough to provide emergency egress. The largest window provides 2.96 SF of clear exit space, but code requires 5.7 SF. The end result is that the two bedrooms in the front historic structure are the only usable bedrooms in the entire home. The owner has three children and aging parents and a two bedroom home is not adequate to fulfill their current or future needs. The proposed addition provides a master bedroom, a room for each child and one guest room.

Energy Efficiency: The R-value of the existing roof assembly above the attic of the rear extension is in the single digits. Building code requires an R-Value of 38. A very limited and obstructed rafter space (less than 5") prohibits the enhancement of this low R-value without either: a) removal and replacement of the existing roof structure in a way that would significantly alter its exterior appearance, or b) further encroachment on an already compromised interior environment. The rear of the house falls into the 50's during cold periods despite the current owner's application of closed cell insulation in 2014 to the interior face of all foundation walls. This situation forced the applicant to move out of the home during winter months for the past two winters. In contrast, the front historic structure's design allows the ceiling above the second floor living spaces to be fully insulated.

Flood Hazard: The East and West existing detached garages that are proposed to be demolished are both located in the floodway (see demolition plan in Exhibit 1). Floodwaters enter these structures during heavy rains and their presence in the floodway presents a hazard to residents upstream (due to potential for restricting water flow) and downstream (due to potential for washout). See exhibit 8 for documentation of conditions during a heavy rain event.

Usability: The existing attached garage to be demolished only allows for a 5'-10" tall garage door. This is not adequate for either a minivan or midsize SUV (both well over 6'+ tall) that are needed to move the applicant's growing family of 5.

Conclusion:

Progress plans for the proposed project are enclosed with this submittal and are to be considered material to the review. The applicant and team will be happy to answer any further questions.

Enclosures:

1. Sullivan Bruck drawings dated 8-7-2017 (Plans, Elevations, Site Plan, Perspective)
2. G2 Planning and Design Landscape Plans, Grading Plans, and Plant Palette dated 8-18-2017

Exhibit 2A



View from the Northwest near Rings Road showing both the historically significant structure to remain in front and the later additions to be demolished in the rear.



View from the private yard looking Northeast showing the later additions to be removed in the foreground including the garage and story and a half building with modern porch. Note the 1-1/2 story only has 1 floor of occupiable space.



View from private yard looking Southeast of the two detached garages to be demolished. Both are located in the floodway.

Exhibit 2B



**Southeast elevation - brick structure at far right & rear to remain
additions in foreground to left to be demolished**



**East elevation - brick structure at right to remain
series of additions to left to be demolished**

Exhibit 3
Dictionary of
OHIO
HISTORIC PLACES
VOLUME
1

SOMERSET PUBLISHERS, INC.

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St. Clair Shores, MI 48080

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Mitchell, Charles, House

Washington Township MRA, 6992 Dublin-Bellpoint, Washington Township, 4/11/79, B, C, 79002890.

The Charles Mitchell House is a two-story wood frame structure constructed on a stone foundation. It possesses a gable roof of shingle construction, and measures five bays by two bays. A single-story addition and a garage were added at the north gable end. It was built in 1822 by Charles Mitchell, an early pioneer of the township who came from Pennsylvania in 1815. Mitchell and his wife, Jane organized the Presbyterian congregation in the area. This house is the oldest surviving frame structure in the township. It is in excellent condition with much of its original interior intact.

Morris, C. E., House

East Broad Street MRA, 875 E. Broad St., Columbus, 12/17/86, A, C, 86003398.

Representative of the many fine single-family residences built during the late-19th century, the C. E. Morris House is a two-and-a-half story brick dwelling. It is an example of the late-19th-century Romanesque Revival style with the massive, asymmetrical elements of that mode. Other Romanesque elements include parapetted gables with stone, high stepped chimneys, and irregular fenestration with the windows capped by cut stone lintels. The porch on the north facade is supported by heavy, squat, French Romanesque columns; the facade is also defined by an octagonal tower on the west. Built around 1897, this house was the home of C. E. Morris, owner of Morris Ironworks, prominent real estate attorney, and president of the Hotel Lincoln Company. The Morris' lived in the house from 1897 until 1924.

Myer House

Washington Township MRA, 5827 Rings Rd., Sandy Corners vicinity, 4/11/79, C, 79002689.

An early farm building surrounded by farmland, the Myer House is a two-story brick structure with a gable roof covered with sheet metal. It features a rectangular plan, measuring five bays by two bays. Significant characteristics include six-pane pointed arch windows, stone sills

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and stone lintels, and brackets at the eaves. A one-and-a-half story brick frame wing added to the south is a later addition. It was built around 1850-1860 on a cut stone foundation. It is in excellent condition.

Near Northside Historic District

Off OH 315, Columbus, 6/04/80, C, 80003001.

Located northwest of the downtown section, the Near Northside Historic District encompasses an area of approximately seventy square blocks. Although the area is large, it is bound together with a homogeneity of design, materials, and scale. The vast majority of the structures are single or multiple family dwellings with a number of churches and schools interspersed among them. Development of the area, which generally occurred between 1870-1920, centered around Goodale Park, Neil Avenue, and the Dennison Park Addition. A variety of architectural styles are represented and include Italianate, Second Empire, Eastlake, Shingle style, and Richardsonian Romanesque, along with numerous vernacular buildings. The district appears today much as it did during its peak years. Its history and architecture make it an area of rich diversity and at the same time, help unify it as a distinct entity, a model of 19th-century urban residential development.

New England Lodge

Worthington MRA, 634 N. High St., Worthington, 3/20/73, B, 73001444.

The New England Lodge is the oldest Masonic Temple west of the Allegheny Mountains used continuously for Masonic purposes. Formally dedicated in 1827, the Lodge was completed in 1820 under the supervision of Mason, architect, and pioneer settler John Snow (1780-1852). The history of the Lodge is closely related to the settlement of Worthington. James Kilbourne (1770-1850), a Mason and Episcopalian clergyman, founded Worthington in 1803 after a journey westward from Connecticut. Since many of the original settlers accompanying Kilbourne were Masons, they were eager to establish a Masonic Lodge. James Kilbourne became the first Master of the officially-named New England Lodge. The Lodge is constructed of brick

Exhibit 4



Close-up of existing vinyl replacement window. Typical of all windows in the area proposed to be demolished.



Existing modern steel entry door on rear addition area to be demolished.



Historic wood door and sidelights to be preserved on front section of house that is to remain.

Exhibit 5



Historic structure to remain / be restored

rear additions to be removed

The front structure to remain displays significant historical architectural detailing including large ornamental brackets and six-paned arched windows.



1-1/2 story addition to be demolished

attached garage to be demolished

The rear additions to be demolished, however, do not include any of architectural features, only common 20th century contractor construction details.



west dormer over side door



1990's kitchen expansion to be demolished



1990's expansion



west and south side of 1.5 story section

Exhibit 6



A picture of the only hearth in the area to be demolished . The hearth was rebuilt in the 1980's. No architectural significance.

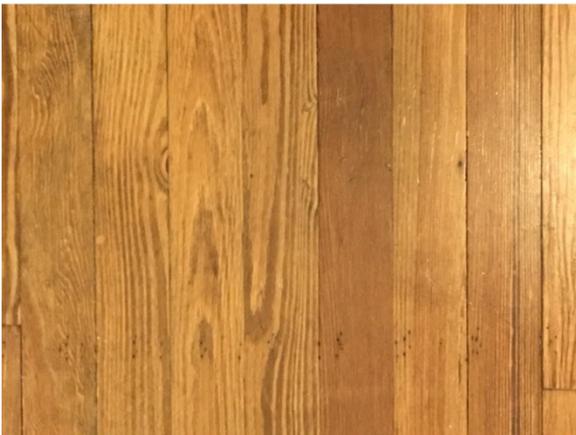


A picture of one of the two identical beautiful artisan plaster fireplaces to be preserved in the front historic house.

Exhibit 7



Original wood plank flooring remains throughout the front historic home. This will be preserved by the project.



Modern Pine flooring exists in the Western half of the area to be demolished.



Modern Cherry plan flooring over OSB subfloor exists in the Eastern half of the area to be demolished. This was installed during the 1990's addition.

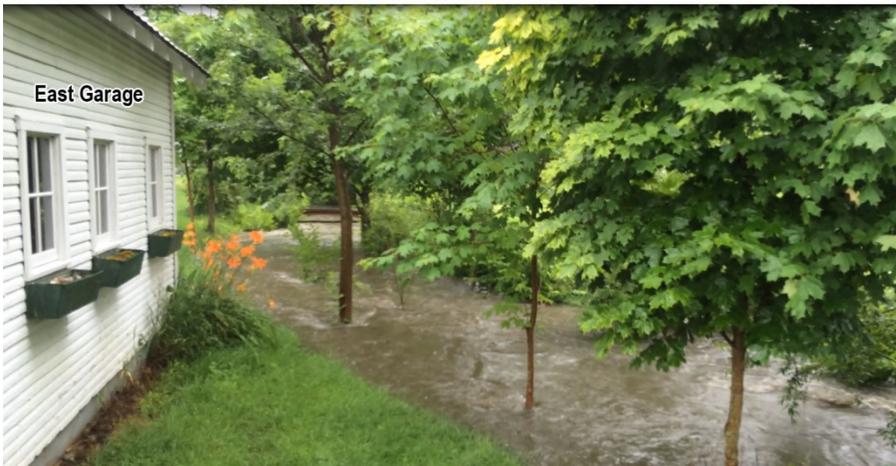
Exhibit 8



The East and West detached garages to be demolished are seen in this photo taken during a heavy rain event in 2015.



Here the stream flow can be seen washing against the foundation of the West detached garage building.



Here the stream flow is less than 3 feet away from the edge of the East detached garage, and only a few vertical inches of rise away from washing against the structure.