



PLANNING REPORT

Architectural Review Board

Wednesday, November 15, 2023

119 S. HIGH STREET OUTBUILDING DEMOLITION – NON-CONTRIBUTING 23-116DEMO

<https://dublinohiousa.gov/arb/23-116>

Case Summary

Address	119 S High Street, Dublin, OH 43017
Proposal	Demolition of the outbuilding at 119 S. High Street.
Request	Request for demolition of an existing outbuilding located within Historic Dublin. The 0.18-acre lot is zoned HD-Hs, Historic South District and is located approximately 95-feet northwest of the intersection of South High Street and John Wright Lane.
Zoning	HD-HS: Historic District – Historic South
Planning Recommendation	<u>Disapproval of Demolition/Non-contributing.</u>
Next Steps	Upon review and approval of the Demolition by the Architectural Review Board (ARB), the applicant may obtain a demolition permit through Building Standards.
Applicant	Nancy Davis, KRG Richard Toberen and Karan Adolph, Owners
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

23-116ARB | 119 S. High Street



Site Features

1 Chicken coop & well house



1. Background

Site Summary

The site is located southeast of the intersection of South High Street and Pinneyhill Lane, and is zoned HD-HS, Historic South. The site contains an existing commercial structure that sits on a 0.18-acre parcel. The subject structure is at the rear of the property directly adjacent to Mill Lane.

The 2017 Historic and Cultural Assessment (attached) notes that one and a half story main structure was built ca. 1890 as the Paulus House. This structure is a Vernacular/Gabled Ell with brick masonry wall construction and a cross-gable asphalt roof, all resting upon a stone foundation. The front of the building has a wood porch with square wood columns supporting the roof. The 1976 Ohio Historic Inventory (attached) notes that there is a well house in the back yard and a carriage step inscribed with "Paulus" at the front. Samuel Paulus is noted as a local bricklayer. The owners' representative states this was the home of the Moffitt family, and today it continues to be owned by descendants of the same family.

The subject outbuilding is an ell-shaped structure with shed roofs. The ell is toward the interior of the site. Per the owner, it was constructed in the 1927 and used as a chicken coop or garage. The Franklin County Auditor's website indicates construction in 1900. The Dublin Historical Society notes that this structure is likely a chicken coop, with the smaller ell being the described well house, based on the OHI.

Request History

The owners' representative first contacted the Planning office on the 2nd of December 2022 and then on the 24th of July 2023. At those times, she wanted to demolish the structure due to disrepair. She was encouraged to repair the structure in keeping with the overall vision to preserve character within the district. Code Enforcement became involved with the structure on July 13, 2023 (see attached), when a letter was sent to ensure that the structure was safely secured. A second letter was issued September 1, 2023 (see attached) notifying the owner again that the structure must be secured immediately and steps must be taken to remedy its condition, either through building or demolition permits. Currently, the structure is secure. Planning staff met with the owner and representative on the 16th of October 2023 to discuss the demolition request process.

Process

Unfortunately, the 2017 HCA did not address outbuildings in its analysis, so these structures are largely neither Contributing or Non-contributing. Today, it is most appropriate to determine that this structure is Non-contributing, due to its lack of listing as specifically Contributing. Staff is working on a new contract with our preservation architect to address this situation in the upcoming months.

The Demolition/Non-contributing Request, 153.176(J)(5)(b), is a single step process where one of the following criteria are demonstrated: financial hardship, no features of significance, the structure is in the way of development or hinders character.

2. Zoning Code

HD-HS: Historic District – Historic South

This district applies to the smaller-scale buildings on the south end of High Street. The district focus is for sensitive infill and redevelopment, providing an improved environment for walkability, yet still accommodating vehicles.

Historic Design Guidelines

Section 3.2 of the Guidelines states that Non-contributing structures are “those structures that do not add to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the HCA.” Section 4.13 of the Guidelines specifically notes:

- A. Original outbuildings such as garages, sheds, outhouses, and barns should be repaired and retained.
- B. When outbuildings need repair or replacement of deteriorated elements, new materials should match the old.

3. Interim Land Use Principles

As Envision Dublin, the City’s Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

4. Project

Site Layout

Based on Dubscovery information, the structure is approximately 560 square feet in size. The structure appears to be adjacent to the right-of-way for Mill Lane, but not within it. The structure is surrounded by gravel parking on the south and east, grass on the north, and the Mill Lane pavement to the west. It is one of many outbuildings within Historic Dublin that add to the character, charm, and a greater sense of history to the district.

An invasive ailanthus tree had grown adjacent to the north side of the ell, and the owner has recently removed it. Since this tree species is aggressive, future management steps will be needed to ensure that it does not grow back. Whether the demolition is approved or disapproved, the applicant is encouraged to work with staff to obtain, and use, the proper methods for management.

Details

The applicant has provided a narrative that outlines family history of the structure; however, did not address the demolition criteria noted in Section 153.176(J)(5)(b) of the Code. Staff has worked with the applicant numerous times to explain the importance of this information.

Over the past ten months, there have been opportunities to physically address the structure’s deterioration. Section 153.178 of the Historic Code requires that any structure within Historic Dublin be provided sufficient care, maintenance, and upkeep to prevent destruction by deterioration. No photos, or other evidence, was provided of interior structural elements that would indicate that the building is beyond repair.

Karen Bokor was contacted to provide additional research and professional opinion regarding this request. Her memo is attached. To summarize, she opines that the structure may be practically beyond repair and could be considered for demolition. Both staff and the Board must weigh practicalities and the language of the Code in determining the either a recommendation, or determination, especially when considering concepts such as district character.

Parking Lot and Lot Coverage

The applicants have discussed that they would like to either convert the structure’s square footage to additional parking or replace the area with grass and landscaping. The current parking lot is legal, non-conforming for a variety of reasons, including but not limited to, lack of required: paving, 5-foot rear pavement setbacks, landscaping, ADA designations/routes, wheel stops and striping, and bike parking. Additionally, based on the provided information, it is not clear whether the maximum lot coverage of 65 percent is met, or if that would be exceeded by additional paving. Should the parking lot be expanded, current Code must be met in all cases. Both the owner and the applicant have been made aware of this requirement.

For now, the owner has elected to grass the area, although no site restoration plans have been provided. If part of this structure is a historic well house, any remaining well would need to be filled in properly for safety. Converting this area to landscaping could bring the 5-foot rear pavement setback closer to compliance and not impact lot coverage. Residential uses are adjacent to the west; per Code Section 153.173(H)(4), a landscaped buffer is required, and just grass would not comply.

Staff recommends that, should the demolition be approved, the area shall be properly landscaped according to Code, using the Code-required residential buffering: street trees every 40 feet, a 6-foot tall evergreen hedge, steel edging, and mulch. Any remaining well features should be incorporated into the design. Sight distance triangles shall be maintained, and the overall area shall require regular maintenance for proper growth and aesthetics. An acceptable landscape plan shall be submitted for staff approval in conjunction with the demolition permit, and that installation be accomplished, to staff’s satisfaction, no later than May 31, 2024, including complete ailanthus mitigation. Failure to accomplish both of these tasks would result in a Notice of Violation issued by the City.

4. Plan Review

Demolition/Non-Contributing Review Criteria	
Criteria	Review
1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the factors established in Section 153.176(J)(5)(a).	Criteria Not Met: Economic hardship has not been presented, and therefore cannot be evaluated. 153.176(J)(5)(a)(4)(d) references evidence of deliberate neglect or inadequate maintenance, which has occurred over the past ten months.

2. The structure contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.
Criteria Not Met: The structure is a vernacular chicken coop and well house and provides historic outbuilding character to the Mill Lane alley. Its removal would be contrary to Section 4.13 of the *Historic Design Guidelines*.
3. The location of the structure impedes the orderly development of the District, substantially interferes with the purpose of the District, or detracts from the historical character of its immediate vicinity; or, the proposed construction to replace the demolished structure significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.
Criteria Not Met: The structure is outside of the right-of-way, so does not impede development or purpose within the district. If maintained, it would add to the character of the district and immediate vicinity, as well as providing storage for the property. The replacement of the structure with only grass does not add to the overall quality of the district.

Recomendations

Planning Recommendation: Disapproval of the Demolition/Non-contributing request with the following findings:

- 1) The applicant has not demonstrated how one of the three criteria in Code Section 153.176(J)(5)(b) have been met.
- 2) The applicant had ample time and opportunity to repair the structure prior to its current condition, thus creating the self-imposed hardship referenced in Code Section 153.176(J)(5)(a)(4)(d) and not maintaining the structure as required in Code Section 153.178.
- 3) Removal of the outbuilding is contrary to *Historic Design Guidelines*, Section 4.13.
- 4) The applicant has not presented evidence that the structure is beyond repair.