

Demolition Application for Contributing Outbuilding at 27 N. Riverview Street:

As the property owner seeking demolition approval for a contributing building within the Historic Dublin, we present credible evidence of economic hardship. The following factors demonstrate the need for demolition:

Economically Viable Use:

- Without approval for demolition, all economically viable use of the property would be deprived. The position of the building impedes reasonable development of the property including blocking driveway access to Blacksmith Lane. 27 North Riverview St would not be a functional Single-Family Residence with a large barn that takes up the entire rear set back and block vehicular access to the lot.
- Restoration costs are immense. The barn requires a new foundation and significant structural work to make it safe and usable, including replacing a sagging ridge beam.

Investment Expectations:

- Approval of demolition is essential to maintain reasonable investment-backed expectations. Retaining the barn would result in negative equity in this property due to the lack of space remaining in the rear yard for an expansion. The lack of vehicular access will also considerably affect the property value – making it infeasible to develop the house.

Cause of Economic Hardship:

- The economic hardship was not self-created; it stems from the property's existing condition and historical context.
- Lastly, the city's plan to develop the rear highway easement would necessitate removal soon.

It is worth noting that the discussion in February of 2023 about CoHatch indicated support for demolition of the barns at both 17 and 27 N. Riverview St.:

“6) Does the Board support the potential demolition of the historic outbuildings along N. Blacksmith Lane to allow for vehicular traffic and parking? Ms. Holt indicated that one of the outbuildings is a duplex privy. The Board indicated support for demolition for two of the outbuildings; discussion of the historical significance related to the duplex privy would occur with any proposal for demolition. The Board indicated they had no objection to the proposed use of N. Blacksmith Lane, if that is the recommendation of Engineering staff.”

The Board also reiterated support for the demolition of both barns in the informal review of January 2024.

We seek the ARB's understanding and support for the necessary demolition based on these compelling reasons.