

PLANNING REPORT

Architectural Review Board

Wednesday, November 20, 2024

83 S. Riverview Street 24-134 Waiver and Demolition - Background

www.dublinohiousa.gov/arb/24-134

Case Summary

Address	83 S. Riverview Street, Dublin, Ohio, 43017
Proposal	Proposal for demolition of an addition to an existing Landmark building in Historic Dublin.
Request	Review and approval of a Waiver and Demolition - Background under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Waiver to reclassify the addition</u> <u>Approval of Demolition of the addition</u>
Next Steps	Upon approval of the Demolition from the Architectural Review Board (ARB), the applicant may submit a MPR for a replacement addition.
Applicant	Geoffrey and Melissa Hahm, Owners
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Community Planning and Development



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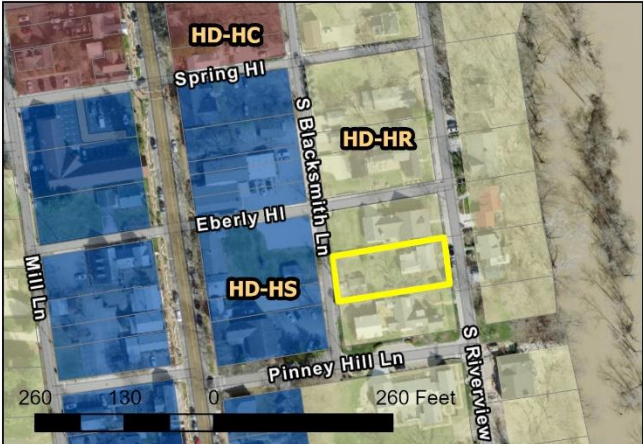
Site Location Map

24-134DEMO - 83 S Riverview St



Site Features

- 1 Existing addition



1. Background

Site Summary

The site contains a Landmark Federal-style house with an L-footprint, including a two-story side-gable core and a one-story rear ell on the southwest corner. Built in 1824 by Eliud Sells, it is made of stone, with standing seam metal roof. The front façade has three fenestration bays, with the slightly recessed front door in the center. The 2017 Historic and Cultural Assessment noted the building having good integrity and condition. A ca. 1930 concrete block addition and chimney were added between the core and ell, subject of the Waiver and Demolition request.

The 11,108-square-foot lot is zoned HD-HR, Historic Residential District, and is located approximately 80 feet northwest of the intersection of Pinney Hill Lane and S. Riverview Street.

History

February 2023

- Garage reclassified to Background per a Waiver (built of concrete block)
- Owner granted approval for new garage door, with Waiver for its material

2. Guiding Documents

The 2023 Historic District Map, found on page 37 of the *Historic Design Guidelines*, identifies the entirety of this building as Landmark. The owner wishes only this addition and its chimney to be reclassified as Background, per Waiver Section 153.176(L)(5)(i) of the Code.

3. Project

The project narrative describes the desire to remove this later addition (white in photo), and its chimney, from the original part of the structure. The applicant states that it is unconditioned space, and its flat roof leaks despite numerous attempts to fix it. The chimney is stated to be in disrepair and is no longer needed.

During removal, the applicant states he use only hand tools to disassemble the chimney from the house, from the top down. The subject addition is constructed on a slab, so no historic foundation will be impacted. Post-removal, the applicant will restore the stone by removing the addition's mortar from this historic structure and repointing the stone as needed. The roof and gutter will be repaired using the same materials as the existing.



Porch and chimney to be removed

Code Section 153.176(J)(3)(g) states that a Background resource needs a timeline for redevelopment and a site restoration plan, both to be approved by staff prior to demolition.

The applicant has responded that actual demolition will not occur until the desired future addition is fully approved and ready to commence, so no site restoration will be needed.

Staff is supportive of the proposed demolition delay, and to further safeguard the historic resource, recommends a condition to this effect. Further, staff is recommending that resulting roof and gutter repairs either match the existing or the approved MPR materials.

4. Plan Review

Waiver Review	
153.176(L)(5)(i): Waiver for classification of building.	
Request: Reclassification of the 1930s addition and chimney to Background.	
Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: The property has been in the Hahm family since 1970, according to the Franklin County Auditor’s records; the subject addition was built in the 1930s. The addition lacks heat and leaks according to the owners, despite multiple attempts to fix it. The subject chimney is disintegrating and is functionally obsolete.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: The Waiver to reclassify just this addition and its chimney will not harm the historic context or the district as a whole. The materials of the subject addition are those that would not be permitted as appropriate today: CMU and steel windows.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.	Criterion Met: The proposed reclassification meets the spirit and intent of the City’s plans and policies by allowing a truly historic structure to remain relevant for modern use with an anticipated sympathetic new addition. The addition is built in the 1930s, outside the previously-accepted Era of Significance in the <i>Historic Design Guidelines</i> (1830 – 1920). By removing the subject addition, the owner hopes to minimize impact on the lot coverage with the planned addition, as noted in the narrative.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criterion Not Met: Reclassifying the addition as Background is the most convenient way to gain approval of its demolition. The owner also wants to know if this request will be granted prior to spending money and time on an architect for the planned addition.

5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Not Applicable: This criterion cannot be determined at this time because we do not yet know the character and quality of the future addition; however, it will be required to have MPR approval by the Board. If the Code and Guidelines are followed, the replacement addition's design, material, and features will be more appropriate than the existing addition. The existing addition's materials would likely not be approved under the current Code.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criterion Met: The Code is appropriate, and provides the opportunity to seek such Waivers.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.

Criterion Met: Residential is a permitted use within the Historic Residential District, and the use will not change with this Waiver.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: A numeric Waiver is not sought.
9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

Criterion Met: The request seeks a change in classification for this portion of the structure only. National Register Bulletin 15: How to Apply the National Register for Criteria for Evaluation was consulted by staff and found to be irrelevant for an addition. The ca. 1930 date, construction materials, and unsympathetic design detracts from the historic resource, and the functionality of the chimney is no longer needed.

Demolition/Background Review (1 of 3 criteria required to be met)

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).	Criterion Not Met: The owner has not supplied economic information for review.
2. The resource contains no features or architectural, historic, or archeological significance to the character of the area in which it is located.	Criterion Met with Waiver: The addition is built in the 1930s, outside the Era of Significance of 1830 – 1920. It is constructed of concrete block and steel windows, which are not permitted per the current Code. Overall, the addition does not contribute to the Landmark structure surrounding it.
3. The location of the resource 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 resource significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.	Criterion Met with Waiver and Conditions: The addition and chimney detract from the historic character of the Eliud Sells house. Its removal, and subsequent restoration of the historic stone to its original condition will improve the authenticity of the property. A future MPR for a sympathetic addition will require approval by the ARB.

Recommendations

Planning Recommendation:

Approval of the Waiver to Reclassify the Addition and Chimney as Background.

Approval of the Demolition - Background with conditions:

- 1) No demolition shall occur until a building permit for the addition is approved.
- 2) Demolition shall be conducted using hand tools to ensure the preservation of original house fabric.
- 3) Gutter and roofing repair material shall either match the originals or be approved during the MPR process.