

PLANNING REPORT

Architectural Review Board

Wednesday, September 24, 2025

105 Franklin St., Demolition-Background 25-054ARB

www.dublinohiousa.gov/ARB/25-054

Case Summary

Address	105 Franklin Street, Dublin, OH 43017
Proposal	Demolition of a Background structure on two lots totalling .75 acres in the Historic District.
Request	Review and approval for Demolition-Background under the provisions of Zoning Code Section 153.176(J).
Zoning	HD-HR, Historic District – Historic Residential District
Planning Recommendation	<u>Approval</u> of Demolition-Background
Next Steps	Upon approval of the Demolition-Background, the applicant may obtain demolition permits from Building Standards.
Applicant	Jeffrey and Lora Greiner, JLGS, Exploration, LLC
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

25-054ARB-DEMO - 105 Franklin St



Site Features

1

Background Structure



1. Request and Process

The applicant narrative states that they:

- Wish to seek eventual construction of a new single-family house on the property,
- Have drainage, roof, and general conditions that make renovation of the existing house economically unfeasible, and
- Believe the house has no architectural significance.

This project comes to the Commission because demolitions in the Historic District require Board approval. The Community Plan and Code Section 153.176(J)(5)(b) apply. For Background structures, a replacement building approval is not necessary as with Landmark structures.



105 Franklin Street

2. Background

Site Summary

The site is two lots totaling .75 acres, zoned HD-Historic Residential. The structure was recently reclassified as Background during the 2024 update to the *Historic Design Guidelines*. According to the Historic and Cultural Assessment (HCA) from 2017, the structure was built in 1953 and is a Ranch-style house with broad overhanging eaves and a recessed entry porch.

3. Zoning Code and Guidelines

Historic District – Historic Residential

The intent of this district is to encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while promoting the traditional character of the area.

Historic Design Guidelines

Section 5, New Construction, of the Guidelines will eventually apply to the replacement house proposed for the land. Of special concern for this Background neighborhood will be the fundamental issues of height, massing, setbacks, form, and fenestration (Sections 3.4 and 5.0). Meeting the consistent building placement along the street will be a key issue.

4. Project

For Background Demolition, the applicant shall demonstrate that one of the criteria in Code § 153.176(J)(5)(b) is met. For this request, the owners have identified 2: "no architectural, historic, or archeological significance to the character of the area in which it is located".

The applicant additionally states that the house appears to have had little maintenance or repairs done since its construction, and that it has been uninhabited for a number of years. Trees are planted too close to the foundation, causing damage. Drainage issues have caused water infiltration. The applicant also provided photos to support these statements (attached). Staff has confirmed the stated conditions with a site visit (photos attached).

For Background buildings, Code § 153.176(J)(2)(g) states that a site restoration plan is needed to be approved by staff, along with a construction timeline. A site restoration plan was reviewed and is satisfactory. The applicant anticipates construction next summer.

5. Next Steps

The two lots need to be combined prior to building permit: modern building code does not permit a structure to span two lots without significant interior requirements. This is an administrative process, handled through Planning.

Submittal and review of an Informal application is always recommended by staff prior to MPR submittal. Following that, submittal, review, and approval of a MPR by the Board will be required prior to building permit.

6. Plan Review

Demolition - Background (1 of 3 needs 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 applicant did not use this criterion for approval.
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: The applicant has provided information that the resource is not of significance. It has been recently downgraded to Background in the <i>Historic Design Guidelines</i> 2023 Historic District Map (page 37), and there are significant maintenance and design issues that affect its ability to be renovated. A replacement structure shall follow Code requirements and Guidelines suggestions.

3. The location of the resource impedes the orderly development of the District, 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 demolished resource significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

Criterion Not Met: The applicant did not use this criterion for approval.

Recommendation

Planning Recommendation: Approval of Demolition-Background.