

City of Dublin Architectural Review Board

Planning Report

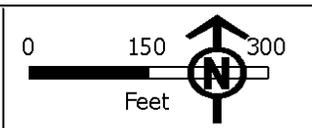
73 South Riverview Street – Demolition

Case Summary

Agenda Item	1
Case Number	16-049ARB
Proposal	Demolition of an existing single-family house and accessory structures located inside the Historic District.
Request	Review and approval of a demolition of a historic structure located outside of the Historic District under the provisions of Code Section 153.070-.077 and the <i>Historic Dublin Design Guidelines</i> .
Site Location	73 South Riverview Street, at the southeast corner of South Riverview Street and Eberly Hill Lane.
Applicant	Floyd Tackett
Case Managers	J.M. Rayburn, Planner I (614) 410-4653 or jrayburn@dublin.oh.us
Planning Recommendation	Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends <i>disapproval</i> of the proposed demolition of the single-family structure and <i>approval</i> of the proposed demolition of the detached garage as the review criteria have not been satisfied.



16-049ARB-MPR
Demolition/Minor Project Review
73 South Riverview Street



Facts	
Site Description	0.26 acres
Zoning	BSD-HR, Historic Residential District
Surrounding Zoning and Uses	North: BSD-HR, Historic Residential District East: BSD-HR, Historic Residential District South: BSD-HR, Historic Residential District West: BSD-HC, Historic Core District
Site Features	<ul style="list-style-type: none"> • A single-family home setback approximately 20 feet from Eberly Hill Road and approximately 25 feet from South Riverview Street. • A detached two-car garage with two storage bays is located along the rear property line in the northwestern corner of the site.
Consultant Review	The City enlisted the services of a preservation consultant, Christine Trebellas, to analyze the architectural and historic significance of the existing structure. Additionally, the City is currently undergoing a Historical and Cultural Assessment. The consultants conducting this assessment have provided a brief, preliminary assessment of the subject property. A copy of these reports are included with the packet for review.

Details	Demolition
Historical Background	<p>The property is listed on the Ohio Historic Inventory (OHI) and contains a one-and-a-half story, gable-roof, wood-frame bungalow dating back to 1936, according to the Franklin County Auditor’s Office. The house has a rectangular plan with two rear additions as well as an enclosed, hipped-roof front porch supported by classical square wood columns with aluminum-frame jalousie windows shelters the entrance on the east elevation. The house occupies an irregular footprint, and the original portion of the house rests on a rock face and concrete-block foundation while the rear addition to the house rests on a plain concrete-block foundation. The exterior walls of the house are clad in vinyl siding with a projecting bay window on the south elevation. Additionally, the house has an asphalt-shingle roof with eyebrow dormer vents on the north and south roof slopes and an internal chimney located toward the southwest corner of the house. The windows for the dwelling appear to be three-over-one wood-frame units protected by one-over-one modern storm windows.</p> <p>Although vinyl siding and aluminum storm windows have been added, the building still retains many character-defining features such as three-over-one sash windows, an eyebrow dormer in the gable roof, and a brick chimney. The house is not listed on the National Register of Historic Places, but the OHI indicates the structure maintains the scale and residential character of South Riverview Street.</p>

Details		Demolition
Proposal	The proposal is a request to demolish the existing single-family structure and detached garage and build a new single-family structure. The applicant has provided a conceptual design for the new structure for reference and an assessment of the existing conditions for review. A request for review and approval of the new single-family will be submitted at a future date.	

Analysis		Demolition
Process	Section 153.070 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries (full text of criteria attached). Following is an analysis based on the applicable review criteria.	

Review Standards

§153.176 (A)(1)	<i>Structure contains no architectural and historic features significant to the character of the area.</i>
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Garage: Criterion met Single-family structure: Criterion not met	<p>Applicant The assessment provided by the applicant does not specifically address the contributing architectural and historic features, but focuses on the modifications and upgrades required to maintain the structures.</p> <p>Consultant The consultant lists the contributing characteristics retained in the house such as its modest height (less than three stories tall), its vernacular architectural style, space between its neighboring buildings allowing for open views of the surrounding neighborhood, an easily visible chimney, a landscaped yard, and an older outbuilding located behind the house. The garage, however, has little known architectural and/or historical significance beyond being an outbuilding to the main dwelling. Some of the alterations, such as the vinyl siding, aluminum storm windows, and enclosed front porch, are reversible.</p> <p>Staff Staff finds the single-family structure contains a number of contributing elements based on its age and character. Despite several additions and alterations, staff agrees the single-family structure retains several character-defining features which reflect the era in which it was built. Given the limited historic significance of the detached garage, staff supports demolition of this structure.</p>
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§153.176 (A)(2)	<i>No reasonable economic use for the structure as it exists or as it might be restored, and no feasible and prudent alternative to demolition exists.</i>
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Analysis	Demolition
<p>Criterion not met</p>	<p>Applicant Review of the narrative and addendum indicates the property is not habitable in its current state due to structural deterioration and poor interior living conditions. The engineering assessment states the interior finishes and fixtures are deteriorated and need replacement, large areas of damaged floor joists and subflooring require replacement, wood posts in the basement need replacing, the basement walls may need repairs, the foundation drainage system may need replacing, mold remediation may be needed, new HVAC, electrical and plumbing systems are needed, and all of the windows are outdated by current energy standards and need to be replaced.</p> <p>Consultant While the consultant assessment outlines a number of issues to be addressed and the economic impacts it might take to address the items, the consultant notes that the historic value to the community is worth the investment to preserve and restore it to its original character. The consultant recommends a cost estimate analysis that makes a clear distinction between necessary repairs and desired upgrades to modern building standards. Ideally, the cost of all repairs and upgrades should be compared to the cost of a new dwelling on the property to determine if restoration is a viable option.</p> <p>Staff The engineer's report does not state that the house is unsound or at risk for structural failure. Furthermore, neither the applicant nor the engineer's report fully addresses the economic feasibility of restoring the dwelling. Staff finds that the documentation submitted and the results of a site visit are insufficient to demonstrate that demolition is the only alternative. The site and its structure have been deemed historic. The loss of any demonstrably historic structure is irreversible and every effort should be made to ensure preservation and protection. However, staff recognizes the challenges and cost of renovation given the deteriorated conditions inside the single-family structure.</p>
<p>§153.176 (A)(3)</p>	<p><i>Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful.</i></p>
<p>Garage: Criterion met</p> <p>Single-family structure: Criterion not met</p>	<p>Applicant The applicant enlisted the services of Michael J. Richardson, PE at Richardson Engineering Consulting, LLC, to determine the general condition of the house and detached garage and determine the feasibility of repair.</p> <p>Based on a visual inspection of the property by Richardson Engineering Consulting, the house is in a state of significant disrepair. Every major</p>

Analysis	Demolition
	<p>building system including structural, architectural, electrical, mechanical, and plumbing exhibit significant deficiencies that require major repairs or complete replacements. Additionally, widespread mold growth was observed in numerous locations. The report states the renovation of the house in its current state would be impractical from an engineering standpoint and is not feasible from an economic standpoint.</p> <p>The detached garage is structurally unstable and poses a life safety risk. Therefore, the garage should be demolished as soon as possible.</p> <p>Consultant The consultant finds the economic feasibility of restoring the dwelling has not been fully addressed. As such, this condition is not met for the residence. The garage, however, meets this criterion for demolition.</p> <p>Staff Staff proposes the garage should be considered separately. Given its severe deterioration, structural instability, potential public safety hazard, staff has determined that the garage meets this condition for demolition.</p> <p>As stated prior, the economic feasibility of restoring the house has not been fully addressed. Therefore, this condition has not been met.</p>
§153.176 (A)(4)	<p><i>The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity;</i></p> <p>Or,</p> <p><i>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.</i></p>
Criterion not met	<p>Applicant The applicant proposed the removal of all existing structures and the construction of a new house that mimics a historical appearance as a building of higher quality and in compliance with modern building code.</p> <p>Consultant Although the front porch and rear garage encroach into the setbacks, the consultant concluded that this condition in no way impeded the orderly development of the district. Rather, it contributes to the historic character of the area as an original feature and would be allowed to remain according to the current zoning code since it predates the code and is a “grandfathered” element. Once these items are removed, they cannot be re-built in their current location and the historic district could lose some of its personality. And although the design of the new dwelling is in character with the historic district, the consultant supports the rehabilitation of an</p>

Analysis	Demolition
	<p>actual historic structure rather than a reconstruction. The consultant expressed concern with replacing an original structure with a substitute thus providing a false sense of history.</p> <p>Staff The retention of the existing home would not impede development of the area given the ongoing historic preservation efforts within Historic Dublin. Planning and Building Standards find the proposed demolition would remove a contributing historic structure and diminish the unique historic character of the surrounding area.</p>

Recommendation	
Recommendation	<p>Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the <i>Historic Dublin Design Guidelines</i> and recommends <i>disapproval</i> of the proposed demolition of the single-family structure and <i>approval</i> of the proposed demolition of the detached garage as the review criteria have not been satisfied.</p> <p>Should the Board reach a different finding, a one year waiting period provided in §153.176 (C) could be imposed to allow the owner the ability to better secure the property from further neglect and investigate alternatives to demolition. After that period, the proposed demolition could be reviewed again by the ARB.</p>