

18-014ARB-DEMO – 113 S. HIGH STREET

Site Location

Located west of the South High Street approximately 100 feet south of the intersection with Pinneyhill Lane.

Zoning

Bridge Street District, Historic Core (*at time of submission*)

Property Owner

U Crew Holdings

Applicant/Representative

Dan Morgan, Behal, Sampson, Dietz Architecture

Applicable Land Use Regulations

Zoning Code Sections 153.176, and the *Historic Dublin Design Guidelines*

Request

Review and approval of a demolition under the provisions of the Zoning Code Section and the *Historic Dublin Design Guidelines*.

Staff Recommendation

Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the *Historic Dublin Design Guidelines* and recommends approval of the proposed demolition as the review criteria have been satisfied.

Contents

1. Context Map.....	2
2. Overview.....	3
3. Site Plan	4
4. Analysis Criteria	4
5. Recommendation	6

Case Manager

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Summary

This is a proposal to demolish an existing one-story concrete masonry garage.

Zoning Map





Next Steps

Following an approval from the Architectural Review Board, the applicant may file for necessary building permits for the demolition. The applicant must first receive an approved building permit for new construction. The demolition must occur within one year from approval.

1. Context Map

Located west of the South High Street approximately 100 feet south of the intersection with Pinneyhill Lane.



 <p>City of Dublin</p>	<p>18-014ARB Demolition 113 S. High Street</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

The City of Dublin recently approved an amendment to the Bridge Street District Zoning Code and Zoning Map. This property is within the scope of the amendment which changed the zoning and development requirements of this property. However, the applicant filed an application under the previous zoning code and is governed by those regulations. The *Historic District Design Guidelines* still apply.

B. Site Characteristics

1) Natural Features

The site contains two existing structures with a gravel surface parking lot to the rear of the property. No significant natural features exist on the site. There is a slight grade change from the eastern property line down to the western property line towards the rear of the lot.

2) Historic and Cultural Facilities

The existing commercial building, formally a single-family house, is a historic structure built in 1870. The building is considered contributing to the City of Dublin's local Historic Dublin district, and the Dublin High Street Historic District.

The one-story, detached accessory building is located to the rear of the historic building and constructed with concrete block and serves as a garage to the historic structure. This building is non-contributing as it is not specifically addressed in the Historic and Cultural Assessment, nor is it detailed in the Ohio Historic Inventory (OHI) file. The applicant is only proposing to demolish the non-contributing accessory structure.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Core (Office, GEM Law)
- East: Bridge Street District, Historic Core (Office, Commercial)
- South: Bridge Street District, Historic Core (Commercial, Thalia and Dahlia)
- West: Bridge Street District, Historic Core (Single Family Residential)

4) Road, Pedestrian and Bike Network

The site has frontage on High Street (±67-feet), and Mill Lane (±66-feet). Sidewalks are installed on both sides of the High Street. No sidewalks exist on Mill Lane, but its low vehicular volume accommodates bicycle traffic.

5) Utilities

The site is currently served by public utilities, including sanitary and water. Electrical and gas are also provided on site.

C. Proposal

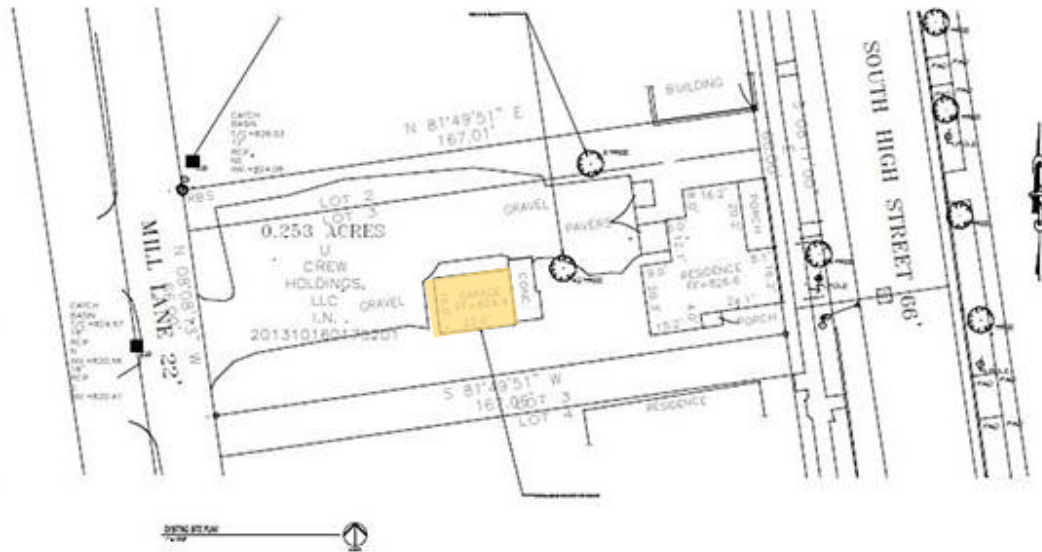
The applicant is proposing to demolish an existing one-story concrete masonry garage structure to the rear of the existing historic building.

D. Previous Reviews

The applicant requested informal review and feedback from the Architectural Review Board on November 15, 2017. The Board informally discussed and provided feedback regarding the proposed demolition of the existing detached accessory structure and construction of a new 4,000-square-foot office building behind an existing historic structure with associated site improvements. The Board expressed concerns about the height, massing and architecture of the proposed office addition, but were supportive of the demolition of the accessory structure.

3. Site Plan

The site plan shows the proposed demolition of the one-story accessory structure with the existing historic structure fronting High Street to remain. The structure to be demolished is highlighted in yellow on the site plan below.



4. Criteria Analysis

A. Demolition Criteria

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. The following is an analysis based on the applicable review criteria.

The information provided by the applicant as part of the application materials describes that the Conditions for Demolition portion of the criteria and how they have been met. The following is an analysis on those Review Standards and the information provided by the applicant.

1) Structure contains no architectural and historic features significant to the character of the area (§153.176 (A)(1)).

Criterion Met. Staff finds this criterion for demolition of the accessory structure is met.

Staff: The existing accessory structure is not considered to be a contributing structure in the Historic District and no significant architectural or historic features exist.

Applicant: The existing garage structure is comprised of concrete slab, concrete block walls, wood framed roof and a shingle roof, wood man door and wood garage. The building contains no features of architectural significance and is not identified as having historic significance on the Historic and Cultural Assessment.

2) 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 (§153.176 (A)(2)).

Criterion Met. Staff finds this criterion for demolition of the accessory structure is met.

Staff: The size and condition of the detached accessory structure is insignificant to have any viable economic use and is not large enough to have a feasible return on the required investment needed to rehabilitate the structure.

Applicant: Given the small size of this garage and its simple construction, no use other than a single car garage and/or storage shed would be appropriate. Further, given that it is sited in the lowest elevation on the site, it is subject to regular water infiltration, further limiting its humble use as even a simple storage building.

3) Deterioration has progressed where it is not economically feasible to restore the structure and such neglect has not been willful (§153.176 (A)(3)).

Criterion Met. Staff finds this criterion for demolition of the accessory structure is met.

Staff: Any deterioration that has occurred on the property is not due to willful neglect by the current applicant. Staff has found that there is evidence that no economic feasibility of restoring the detached accessory structure exists.

Applicant: Given the siting of the building and its low floor elevation, it would not be economically viable to mitigate the grading or repair the fractured concrete slab given the limited use of the structure.

4) 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; Or, 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 (§153.176 (A)(4)).

Criterion Met. Staff finds this criterion for demolition of the accessory structure is met.

Staff: Staff finds the existing detached accessory structure in its location would impede orderly development, and detract from the historic value of the vicinity; and finds the proposed demolition of the accessory structure would not remove a significant historic structure and would not diminish the unique historic character of the surrounding area.

Applicant: This structure is sited in the middle of the rear lot, impeding the orderly development of the property which is permitted to have two primary structures.

5. Recommendation

Staff Recommendation

Planning has reviewed the proposed demolition with respect to the Zoning Code as well as the *Historic Dublin Design Guidelines*. Planning recommends **Approval** of the proposed demolition of the detached accessory structure (garage) with one condition:

- 1) The order to allow a demolition shall not be issued by the City until a replacement use or building has been approved by the Reviewing Body and an application for building permit has been submitted for the replacement building to the City.