

18-076ARB – VESSELS' GARAGE DEMO

Site Location

63 S. Riverview Street located on the west side of South Riverview Street, northwest of the intersection with Eberly Hill Lane.

Proposal

The demolition of an existing concrete block garage and brick paver driveway.

Zoning

BSD-HR, Bridge Street District, Historic Residential

Property Owner

Trevor & Kate Vessels

Applicant/Representative

Heidi Bolyard, Simplified Architecture.

Applicable Land Use Regulations

Zoning Code Section 153.170, and the *Historic Dublin Design Guidelines*

Staff Recommendation

Planning recommends approval of the demolition with one condition.

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Case Manager

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Summary

This is a proposal to demolish an existing one-story concrete block garage and removal of an existing brick driveway on the rear of the property, facing S. Blacksmith Lane. Modifications including a second-story addition over an existing portion of the home, a first floor mudroom, and attached 3-car garage with finished space above are being proposed for consideration under a separate application.

Zoning Map

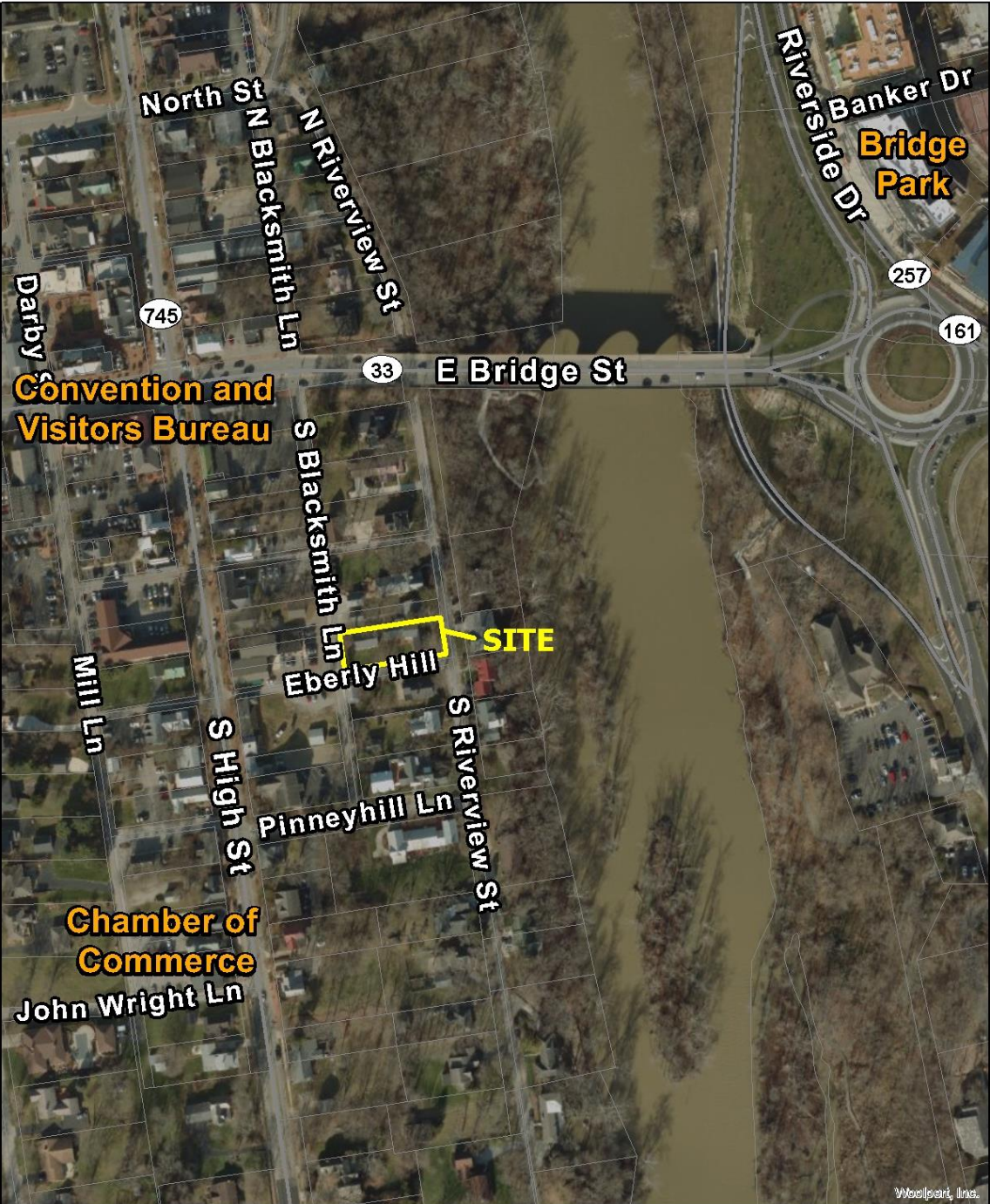



Next Steps

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

1. Context Map

Located on the west side of S. Riverview Street, northwest of the intersection with Eberly Hill Lane.



 <p>City of Dublin</p>	<p>18-076ARB Demolition 63 S. Riverview Street</p>	<p>0 95 190 Feet</p> 
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2. Overview

A. Background

The site contains a historic 1½ story residence constructed in the 1820s. The home is a physical reminder of Dublin's founding as long-standing property of the Eberly family from 1867 to 1991. The historic structure is a small cottage with gabled roofline typified by simple vernacular architecture.

Overtime, modifications and additions to the historic home occurred including: replacement siding and windows; a 680-square-foot, 1-story addition; a 200-square-foot, 1½ story addition; and, a 2-story, 460-square-foot addition.

Today, the residence has wood siding, a standing-seam metal roof on the historic portion of the home, and asphalt shingles on the subsequent additions. A concrete block garage constructed in the 1950's is located at the rear of the property along Blacksmith Lane. A historic stonewall exists on the southern property line along Eberly Hill.

Approval of this application is required to permit the applicant's proposal for a new approximately 1,000-square-foot addition including a second-story addition over an existing portion of the home, a first-floor mudroom, and an attached 3-car garage with finished space (Case 18-073ARB-MPR).

B. Site Characteristics

1) Natural Features

The site is developed and no known natural features exist that the proposed site improvements will impact negatively.

2) Historic and Cultural Facilities

The site is located within the Historic District and is listed in the National Historic Register. It is considered a contributing structure and is identified as an early Dublin building and the original owner was Isaac Walter. The building was used as a post office until 1831. It is Vernacular style with a gable style. According to the Ohio Historical Inventory, it was originally built as a 1½ story structure. The single story and second story wing were added in 1976 when the shingle siding was replaced with wood siding. Additional history is provided in the Background section of this report.

3) Surrounding Land Use and Development Character

- North: BSD-HR, Bridge Street District, Historic Residential (Single-family)
- East: BSD-HR, Bridge Street District, Historic Residential (Single-family)
- South: BSD-HR, Bridge Street District, Historic Residential (Single-family)
- West: BSD-HS, Bridge Street District, Historic South (Commercial/Office)

C. Proposal

1) Summary

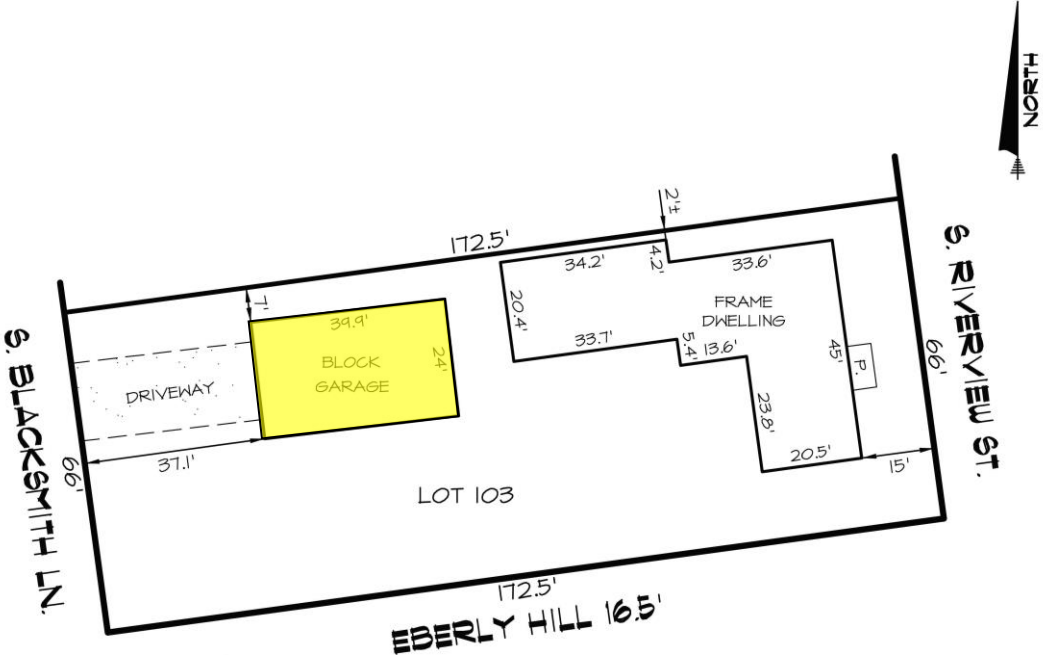
The applicant is proposing to demolish an existing approximately 960-square-foot, one-story concrete block garage and brick paver driveway. The concrete block garage is comprised of a simple gable roof design, three windows on the north and south elevations, two windows and a door on the east elevation (facing the rear of the house), and a single garage door on the west elevation.

The garage was a later addition to the property and constructed in the 1950's. The driveway is comprised of red brick pavers extending from the edge of S. Blacksmith Lane to a concrete apron in front of the garage.

As part of this review and to the benefit of the ARB's decision, the request and application was reviewed by the City's third party preservation consultant. That report is included in the materials for this application along with a statement by the applicant regarding the demolition criteria.

3. Site Plan

The site is 0.25-acres and is located at the northwest corner of Eberly Hill Lane and S. Riverview Street. The existing concrete block garage is located to the rear with the brick paver driveway connection to S. Blacksmith Lane to the west. The structure to be demolished is highlighted in yellow on the site plan below.



4. Criteria Analysis

A. Demolition Criteria Analysis [§153.076(A)]

In cases where an applicant applies for a Board Order to demolish a structure within the Architectural Review District, the application may be approved when the applicant is able to demonstrate economic hardship or unusual and compelling circumstances, or at least two of the following conditions prevail:

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

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

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

Applicant: The existing garage contains no historic significance and offers no architectural features to the Historic Residential District.

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.

Criterion not met. Staff finds this criterion for demolition of the accessory structure is not met.

Staff: The condition of the garage has not reached a level of deterioration where no use of the structure is viable. The garage could be restored to an appropriate function and would allow for operation of the intended use for the structure and support of the residential property.

Applicant: The restoration of the garage has not progressed to the point where it is not economically feasible to restore the structure.

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

Criterion not met. Staff finds this criterion for demolition of the accessory structure is not met.

Staff: The condition of the garage has not reached a level of deterioration where no alternative option is viable. The garage could be restored to its former condition or renovated to address the deterioration currently visible on the exterior.

Applicant: The restoration of the garage has not progressed to the point where it is not economically feasible to restore 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.

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

Staff: The existing concrete block garage has no historic architectural significance and in its current condition would detract from the historic value of the neighborhood. A new garage could improve the quality and character of the Historic District as the design may be more sensitively incorporate traditional forms and materials.

Applicant: The materials and overall look of the garage detracts from the historical character of the area. Demolition of the structure would improve the overall quality of the district.

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 concrete block 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 ARB and an application for a building permit has been submitted for the replacement building to the City.