

19-103ARB-DEMO – 25 NORTH STREET

Summary

Review and approval of a Demolition request for an existing commercial building located to the rear of a historic structure on a 0.27-acre parcel within Historic Dublin.

Site Location

The site is located at the intersections of N. High Street and North Street, and N. Blacksmith Lane and North Street.

Zoning

BSD-HC: Bridge Street District – Historic Core District

Property Owner

Community Space Development LLC

Applicant/Representative

Matt Davis, CoHatch and Tim Lai, Tim Lai Architects

Applicable Land Use Regulations

Zoning Code Section 153.070 and *Historic Dublin Design Guidelines*.

Case Manager

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Next Steps

Upon approval from the Architectural Review Board (ARB), the applicant may obtain approval for a new structure and demolish the existing structure located at 25 North Street.

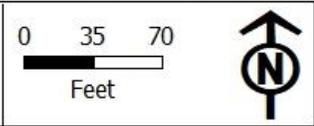
Zoning Map



1. Context Map



19-103DEMO
Demolition
25 North Street



2. Overview

Background

The .27-acre parcel has approximately 70 feet of frontage along N. High Street and N. Blacksmith Lane, and 170 feet of frontage on North Street. There is a significant amount of grade change across the site from west to east. The site is accessed via a pedestrian path along N. High Street, and two asphalt parking areas, north and east, of the building located at 25 North Street.

Today, the site contains two structures: a 2.5-story commercial building built in the 1890s along N. High Street (56 North High Street) and a 2-story commercial building built in the 1960s along North Street (25 North Street). The building at 56 N. High Street is proposed to be preserved, and the building at 25 North Street is requested to be demolished.

Case History

The demolition request is in conjunction with a redevelopment proposal for a 10,000-square-foot mixed-use building (Case 19-018INF, Case 19-075ARB-CP, and Case 19-099ARB-PDP).

Site Characteristics

Natural Features

The site contains mature trees located between the two buildings and along the southern property line. A stone wall runs parallel to North Street within the right-of-way, and along the rear (east) of the North Street building. Significant grade change occurs across the site from west to east, dropping 16 feet from the North High Street to North Blacksmith Lane.

Historic and Cultural Facilities

The existing structure on North High Street was constructed in the 1890s, is on the National Register of Historic Places, and is considered contributing. The North High Street building was constructed in 1960 and is considered non-contributing to the local district.

Surrounding Land Use and Development Character

North: BSD-HC: Historic Core (Commercial)
East: BSD-HC: Historic Core (Commercial)
South: BSD-HC: Historic Core (Commercial)
West: BSD-HC: Historic Core (Commercial)

Road, Pedestrian and Bike Network

The site has frontage on North High Street, North Street, and North Blacksmith Lane. A public sidewalk is located along the North High Street frontage, but no pedestrian access is provided along North Street or North Blacksmith Lane.

Utilities

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

Proposal

The applicant is proposing to demolish an existing 2-story, 4,500-square-foot, commercial building constructed in Ca. 1960. The building is a gable roof structure built into the hillside clad with stucco and shingles. The request is for review and approval of appropriateness of demolition of the structure.

Staff has included additional details provided by the applicant below, and an analysis of the Zoning Code Demolition Criteria. The Code requires the Board find two of the four criteria met to approve demolition of the structure. The Historic and Cultural Assessment designates the building as recommended non-contributing due to a lack of integrity specifically workmanship, design, feeling, and materials.

Details

The applicant has provided a qualitative assessment of interior and exterior conditions. The assessment highlights deteriorated exterior finishes including crumbling stucco, peeling paint, and worn shingle siding. The County Auditor indicates the building was last fully renovated in 1993. The interior is typified by a variety of conditions as it appears piecemeal upkeep has occurred overtime.

3. Criteria Analysis

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 is met.

Staff: The Historic and Cultural Assessment designates the existing structure as recommended non-contributing structure, citing a lack of integrity due to workmanship, design, feeling, and materials. The condition is further substantiated by documentation provided by the applicant.

Applicant: The structure lacks architectural detailing such as decorative trim, molding, or articulation. The materials are a combination of beige stucco finish, white wood shingle siding, and painted concrete block with brown painted trim and an asphalt shingle roof. Exterior finishes show signs of deterioration including cracking and rot.

- 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 is not met.

Staff: Presently the structure is in use. The condition of the structure has not reached a level of deterioration where no use of the structure is viable. The structure would allow restoration to achieve the intended use.

Applicant: None.

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 is not met.

Staff: The condition of the structure has not reached a level of deterioration where no alternative option is viable. However, staff does recognize that it would require significant and costly improvements to restore the structure given the deteriorated condition.

Applicant: None.

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 is met.

Staff: The existing structure has limited historic architectural significance. While the age of the structure is considered eligible for a historic status, the lack of architecturally significant details and deteriorated condition does not substantially contribute to historic value of the District. The proposed demolition would not diminish the unique historic character of the surrounding area. The demolition could improve the character of the Historic District.

Applicant: The proposed construction to replace the structure will significantly improve the architectural character of the property in terms of design quality, detailing, and materiality and contribute new public open space to the district.

4. 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 with one condition:

- 1) The order to allow a demolition shall not be issued by the City until the ARB has approved a Final Development Plan for a new structure.