

20-094ARB-DEMO – 185 S. RIVERVIEW ST.

Summary

Review and approval of a Demolition request for an existing single-family home on a located 0.37-acre parcel located within Historic Dublin.

Site Location

The site is located west of S. Riverview Street, approximately 300 feet north of the intersection with Short Street.

Zoning

BSD-HR: Bridge Street District – Historic Residential District

Property Owner

Kathie Ghidotti/Paul Ghidotti

Applicant/Representative

Kathie Ghidotti/Paul Ghidotti

Applicable Land Use Regulations

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

Case Manager

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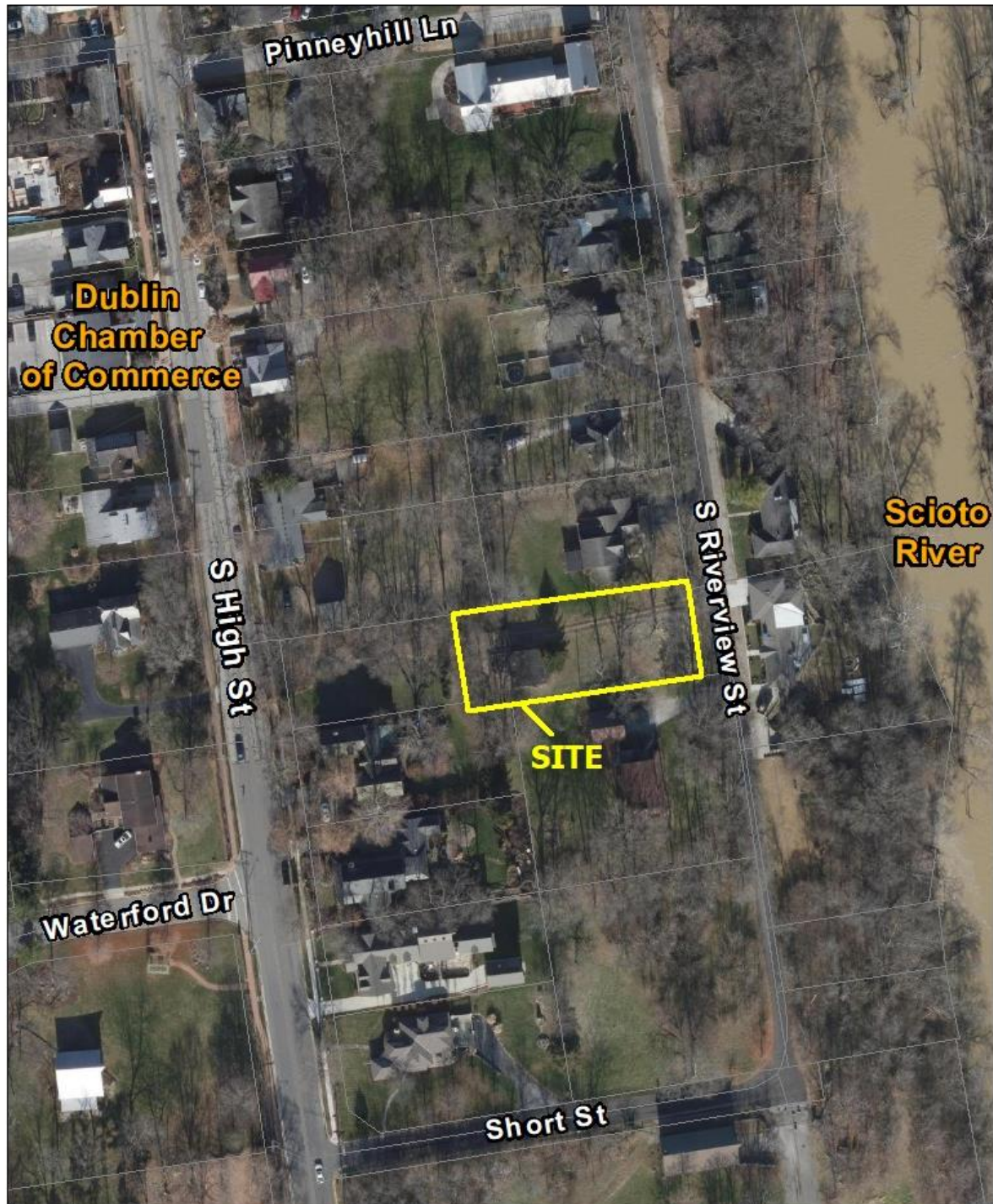
Next Steps

Upon approval from the Architectural Review Board (ARB), the applicant may submit a demolition permit to Building Standards.

Zoning Map



1. Context Map



City of Dublin

20-094ARB
Architectural Review Board
185 S. Riverview St Demolition
185 South Riverview Street

0 50 100
Feet



2. Overview

Background

The .37-acre parcel has approximately 80 feet of frontage along S. Riverview Street. There is a minimal amount of grade change across the site from west to east. The site is accessed by a gravel driveway from S. Riverview Street.

Today, the site contains a one-story, 1,200-square-foot, single-family home built in 1960. The home is of a contemporary style with frame and concrete block construction finished in stucco. The front door is located at northeast corner of the home beneath a metal canopy. There is an attached single-car garage located northwest of the home. The home is setback approximately 150 feet from S. Riverview Street. Presently, there is large open lawn, several mature trees, and minimal landscaping that provides separation between the home and the street.

Case History

The Board previously reviewed and approved a request for demolition in September 2019 (Case 19-083). At the time, a previous property owner requested demolition in conjunction with a proposal for an addition and exterior modification to the residence located at 179 S. Riverview Street.

The 2019 demolition approval included the following condition of approval:

- 1) *That the order to allow a demolition not be issued by the City until the ARB has approved improvements to the lot as part of an associated application, and a Building Permit has been issued for the improvements.*

Due to the existing condition of the home, the new property owner is requesting the Board consider approval of demolition without approval of a new project. The applicant has indicated their intent is to engage an architect to design a new home with "care and respect" recognizing the overall context of the neighborhood. The applicant also asserts the "current condition of the existing structure is a danger to the neighborhood and has become an attractive nuisance that needs to be immediately removed".

Site Characteristics

Natural Features

The site is developed and no significant known natural features exist that would be impacted by the proposed demolition.

Historic and Cultural Facilities

In 2017, the City of Dublin published a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the property was found to be recommended contributing. The assessment was conducted as a field assessment with view only from the public right-of-way. The assessment was conducted from the right-of-way, which is a significant distance from the structure and is obscured by an overgrowth of mature trees. The property is not listed on the Ohio Historical Inventory.

Surrounding Land Use and Development Character

North: BSD-HR: Historic Residential (Single-Family Residential)
East: BSD-HR: Historic Residential (Single-Family Residential)
South: BSD-HR: Historic Residential (Single-Family Residential)
West: BSD-HR: Historic Residential (Vacant)

Road, Pedestrian and Bike Network

The site has frontage on S. Riverview Street (±80 Feet). There are no sidewalks along S. Riverview Street; although the street functions as a yield street with slow vehicular traffic and a number of pedestrian users.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Demolition of the structure will not affect public utility service. A Demolition Permit is required to be approved by Building Standards prior to commencement of demolition in addition to the ARB's approval.

Proposal

The applicant is proposing to demolish an existing one-story, 1,200-square-foot, single-family home with an attached single-car garage constructed in 1960. The request is for review and approval of appropriateness of demolition of the residential 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.

Details

The applicant has provided a home inspection, which identifies the existing condition of the property in detail. The home inspection also highlights information that the consultant charged with the Historic and Cultural Assessment recommendation was not privy to. The home inspection notes a deteriorated leaking roof, exposed flashing, damaged gutters resulting in moisture accumulation and subsequent wood rot and cracked stucco. The electrical is in fair/poor condition and the plumbing is in poor condition according to the home inspector. Additionally, both the heat and HVAC systems are identified as poor condition due to "significant deterioration" (9.0A).

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 single-family home and attached garage as a recommended contributing structure, citing design, materials, and setting. However, based on the documentation provided by the applicant, the substantive information and analysis provided about the deteriorated condition of the existing home was not available at the time the Historic and Cultural Assessment was conducted.

Applicant: The structure contains no historic significance and offers no architectural features to the Historic Residential District due to the dilapidated condition.

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 met. Staff finds this criterion for demolition is met.

Staff: The condition of the home and garage has reached a level of deterioration where no use of the structure is readily viable. The structure does not reasonably allow for restoration to the intended use.

Applicant: The current condition of the home is an attractive nuisance and safety hazard to the neighborhood.

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

Criterion met. Staff finds this criterion for demolition is met.

Staff: The condition of the structure has reached a level of deterioration where no alternative option is viable. The deterioration is in no way willful on the part of the applicant and is due to deterioration overtime.

Applicant: The deterioration has led to an unsafe, uninhabitable condition.

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: Demolition of the structure would improve the overall quality of the District allowing for future development of a single-family residence.

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 no conditions.