

21-059ARB – 110-112 S. RIVERVIEW STREET

Summary

Demolition of an existing two-family home on a 0.589-acre site located in Historic Dublin.

Site Location

The site is located east of S. Riverview Street, approximately 75-feet south of the intersection with Pinneyhill Lane.

Zoning

HD-HR, Historic Residential

Property Owner/Applicant

Marc and Heather Frient

Applicable Land Use Regulations

Zoning Code Section 153.076

Case Manager

Zachary C. Hounshell, Planner I
(614) 410-4652
zhounshell@dublin.oh.us

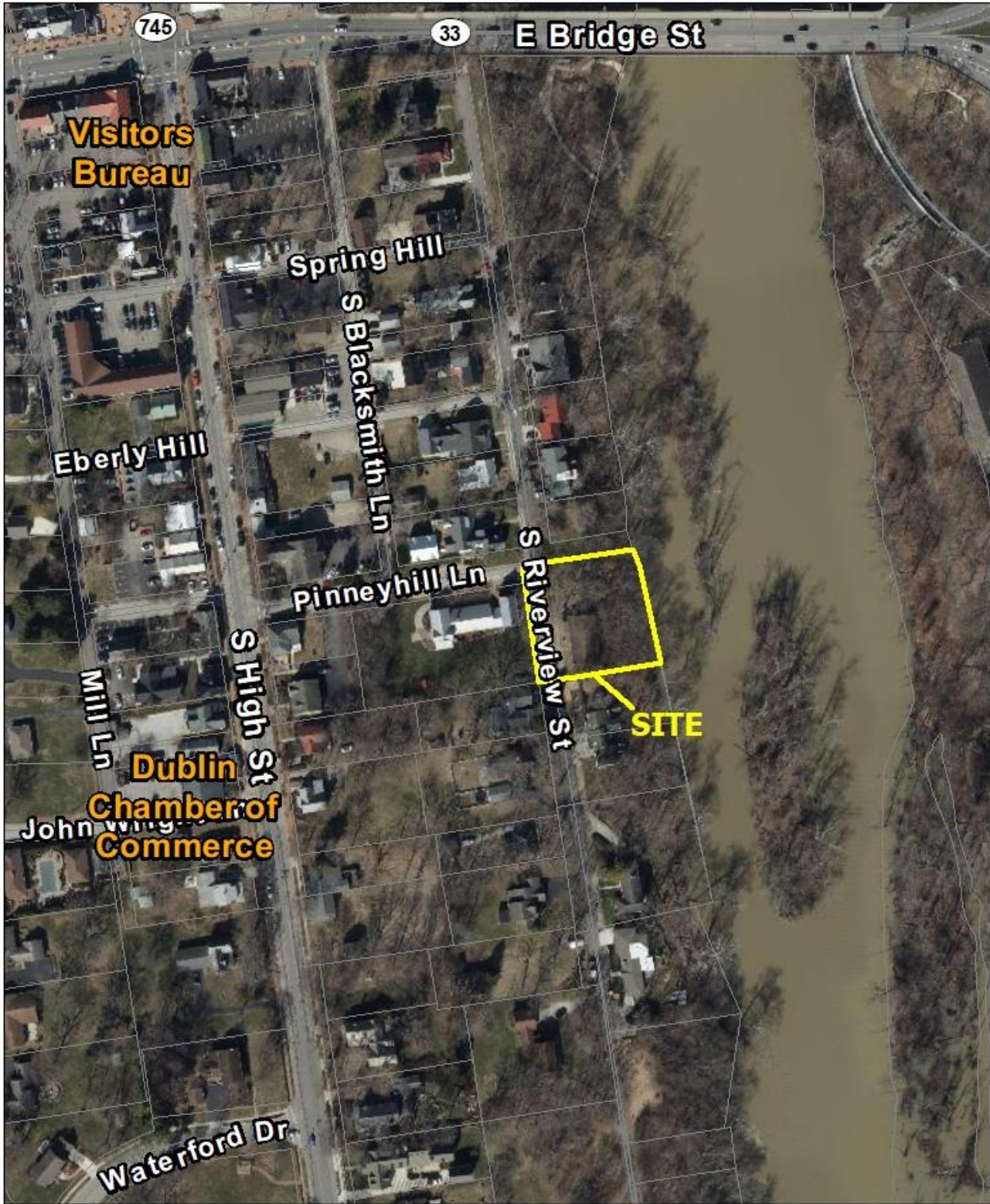
Next Steps

Upon approval of the Demolition request by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Minor Project Review to the ARB.

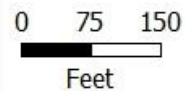
Zoning Map



1. Context Map



21-059ARB
Demolition
110-112 S. Riverview Street



2. Overview

Background

The 0.589-acre site has approximately 160 feet of frontage along both S. Riverview Street and the Scioto River. The site is located southeast of the intersection with Pinnyhill Lane. The site has a significant grade change from S. Riverview Street (west) to the Scioto River (east). Along the river, there are mature trees located within the designated floodplain.

Today, the site contains a 1966 two-family, brick ranch home with a rectilinear footprint. The home has a symmetrical design with two large six-over-six windows and two front doors centrally located on the west façade; and, two smaller six-over-six windows flanking on either side of the home. There is an existing deck and walkout located to the rear of the structure.

Case History

In March 2021, the Architectural Review Board informally reviewed an application for a potential demolition and new construction of a new 2,900-square-foot single-family home. The applicant proposed to split the 0.589-acre site into two lots, and develop the northern lot with a proposed cottage-style home. The Board was generally supportive of a proposed demolition request, but requested additional documentation of either the financial liability of the property or documentation and analysis of how the building is not contributing to the Historic District.

In November 2018, the Architectural Review Board informally reviewed an application for a potential demolition and new construction of a new 3,000-square-foot single-family home. The proposed ranch home was generally within the footprint of the existing home. The Board was supportive of a proposed demolition and construction of a new home; however, no further application was made for demolition or new development.

Site Characteristics

Natural Features

The site is located on the western bank of the Scioto River. There is a significant grade change from west to east, which makes only the western portion of the site developable. Additionally, the site contains floodplain on the eastern half adjacent to the river, further restricting the developable area. The existing structure is located outside of the floodplain. The site contains a number of mature trees.

Historic and Cultural Facilities

In 2017, City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the structure was reviewed, and while not found to be listed on the Ohio Historical Inventory (OHI), it is considered to be contributing.

Surrounding Land Use and Development Character

North: HD-HR: Historic Residential (Vacant)
East: City of Columbus (Scioto River)
South: HD-HR: Historic Residential (Single-Family Residential)
West: HD-HR: Historic Residential (Single-Family Residential)

Road, Pedestrian and Bike Network

The site has frontage on S. Riverview Street. Access is provided by an informal gravel drive parallel to S. Riverview Street with a paver walkway providing access to the units. No sidewalk is provided on the street.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site. A 24-foot storm water easement is located along the north property line which prohibits development.

Code and Guidelines

Historic District – Historic Residential District

On February 22, 2021, City Council approved amendments to the Architectural Review Board section of the Zoning Code, which removed the Historic District from the Bridge Street District and established updated zoning requirements. March 23, 2021 was the effective date of this Ordinance, and all applications are subject to these requirements. Accompanying these amendments was an area rezoning to reclassify the former Bridge Street Districts to Historic Zoning Districts, which was also approved by City Council on February 22, 2021.

The property previously zoned BSD-HR, was zoned to HD-HR, Historic Residential District with the area rezoning. The intent of the Historic Residential Neighborhood, as outlined in the Code, is to “encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic District”. The General Development Standards within the Code identify the applicable development standards including setbacks, lot coverage, and building height.

Demolition

Within the updated Code, specific demolition criteria for contributing and noncontributing structures were added to require extensive research and reason for demolition within the Historic District. Staff has provided the demolition criteria below for the Board’s reference. As part of a demolition request of a designated contributing building, per the Historic and Cultural Assessment, the applicant is required to demonstrate by credible evidence that the property owner will suffer economic hardship if the request is not granted. In determining whether the property owner has demonstrated economic hardship, the Board shall consider the following factors:

- 1) Will all economically viable use of the property be deprived without approval of the demolition;
- 2) Will the reasonable investment-backed expectation of the property owner be maintained without approval of the demolition;
- 3) Was the economic hardship created or exacerbated by the property owner; and
- 4) In evaluating the factors established in (1)-(3) above, the ARB may consider any and all of the following:
 - a. A property’s current level of economic return;
 - b. Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
 - c. The feasibility of alternative uses for the property that could earn a reasonable economic return;
 - d. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
 - e. Knowledge of landmark designation or potential designation at time of acquisition;

- f. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Proposal

The applicant is proposing to demolish an approximately 3,400-square-foot, 1966 two-family, brick ranch home. The request is for review and approval of the appropriateness of demolition for the existing home.

Details

The applicant has provided a number of supporting documents for the demolition including, but not limited to, an applicant statement addressing the criteria, structural engineer's report, Fifth Third Bank letter, construction cost estimates for rehabilitation of the existing structure, and financial reports for the existing structure. In addition, the applicant has provided photos of the deteriorating balcony, cracking and deteriorating foundation, uneven floors and openings, and unstable roof framing.

Planning, Economic Development, and Finance staff members have reviewed the materials and have provided analysis of the information as it relates to the applicable demolition review criteria. The Code requires the Board find criteria (1) – (3) met to approve demolition of the structure, while considering the supporting factors in criteria (4) for review.

Additionally, the City's architectural consultant provided a detailed review of the existing and proposed structures for the Board's reference and consideration. The general summary includes background information about the results of the 2017 Historic and Cultural Assessment (HCA) where the existing structure was recommended contributing to the Dublin Historic District. The Assessment considered the structure in "good condition" and possessing all seven aspects of integrity. The architectural consultant confirms the results of the Assessment and states that the character defining features contribute to the character of the District. However, the consultant does outline that the review conducted was based on the exterior of the structure, and the applicant has provided engineering analysis regarding the structural issues and potential life-safety issues that should be considered. The consultant's analysis also highlights the opportunity that, if the Board determines demolition is appropriate, consideration should be given to maintaining a two-family style development pattern to maintain the existing character on the street.

3. Criteria Analysis

Demolition Criteria Analysis [153.176(J)(5)(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 and meet all three of the following conditions, and provide additional information in considering criteria (4):

- 1) *Will all economically viable use of the property be deprived without approval of the demolition.*
Criteria Met. Staff finds this criterion for demolition is met.

Analysis: The applicant provided three options that exist for the property that do not involve complete demolition of the structure: A) Keeping the structure as is and rent at current value, B)

Renovate the structure as a two-dwelling home and rent at current market rates, and C) Convert the two-family home into a single-family home.

- a) Option A: The applicant states that they are currently renting the two units at \$1,800 per month (\$900 per side) with no option to increase the rent unless significant improvements are made to the structure. Based on current principal, interest, taxes and insurance, the property currently creates a negative cash flow of \$4,800 per year. Due to the negative cash flow of the existing conditions of the property, Staff would recommend that this option is not financially viable for the applicant.
- b) Option B: The applicant states that their second option would be to restore and update the existing structure to meet all current Building Code requirements and rent the two units at current market rate rent, which is believed to be \$3,600 per month (\$1,800 per side). To restore and update the structure, the applicant has provided a project cost estimate ("Riverside 2 Family Model") which calls for a renovation cost of approximately \$400,000. The estimated costs are determined based on the structural and cosmetic improvements required for the existing structure, as defined in the "Fraker Engineering Report". The proposed improvements and associated costs are also linked to the owner's opportunity to gain a return on their investment in terms of the amount of rent that could be charged to support the cost of improvement. Based on the "Fifth Third Bank Letter", the current lien holder and bank lender will not finance renovations of this magnitude for the existing structure. Without financial support from the bank to make the necessary Building Code updates, the applicant would be liable for the entire cost of the renovation, while charging market rate rent on the property that would result in a significantly negative cash flow. Due to the bank's inability to fund the renovations and the negative cash flow of an updated structure, Staff would recommend that this option is not financially viable for the applicant.
- c) Option C: The applicant states that their third option would be to convert the structure into a single-family unit. To renovate the structure, the applicant has provided a project cost estimate ("Riverside Single Family Remodel") which calls for a renovation cost of approximately \$896,000. This cost, combined with the purchase price of \$425,000, would equate to \$1.325 million dollars invested in the property. The renovation of the building to a single-family unit would cost significantly more than new construction on the site, and would not appraise near the \$1.325 million dollars invested into the site. Additionally, as stated in option B, the current lien holder and bank lender will not finance renovations of this magnitude for the existing structure. Without financial support from the bank, the applicant would be liable for the entire cost of the renovation. Due to the bank's unwillingness to fund the renovations and the significant cost of renovation, Staff would recommend that this option is not financially viable for the applicant.

2) *Will the reasonable investment-backed expectations of the property owner be maintained without approval of the demolition.*

Criteria Met. Staff finds this criterion for demolition is met.

Analysis: In considering the engineering report, the engineer identifies many significant issues with the structure, including the roof framing, floor framing, deck and railing, and the foundation. Based on the information provided by the engineer, the cost to invest in the site is significant, as provided in both the "Riverside Single Family Remodel" and "Riverside 2 Family Model" estimates. Although the property is currently being rented, the structural report by the engineer identifies safety liabilities in the existing structure that make renting the space a hazard. The costs associated with the restoration and renovation projects also will not be financially supported by

the lein holder (Fifth Third Bank). Staff has determined that investment in the current structure is not financially reasonable.

- 3) *Was the economic hardship created or exacerbated by the property owner.*
Criteria Met. Staff finds this criterion for demolition is met.

Analysis: In 2018, 110-112 S. Riverview Street was before the ARB for an informal review (Case 18-068INF) to consider demolition of the existing structure. Many of the deficiencies described in the "Fraker Engineering Report" were shown in the presentations and materials of that application, including the deteriorating balcony and cracking foundation. Additionally, the current applicant has invested in the site to fix plumbing, furnace, and water leaks in order to rent the property as is. Staff has determined that these two items satisfy the criteria.

- 4) *In evaluating the factors established in (1) – (3) above, the ARB may consider any or all of the following:*
- a. *A property's current level of economic return.*
Criteria Met. The applicant has provided "110/112 S. Riverview Rental Property Valuation Worksheet" which provides the negative cash flow for both the current rentals and market rentals with a restored two-unit building.
 - b. *Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents.*
Criteria Met. Both units are currently being rented, as provided in "Lease 110 Riverview 2021-2022 Fully Executed" and "Lease 112 Riverview 2021-2022 Fully Executed". Additionally, the applicant has stated that the building had been vacant for the previous 24 months to prior to the current owner buying the property in June 2020.
 - c. *The feasibility of alternative uses for the property that could earn a reasonable economic return.*
Criteria Met. As mentioned in Criteria (1), the cost to restore the structure as a two-unit dwelling or to renovate the structure as a single-family dwelling are not feasible due to the bank (Fifth-Third) being unwilling to provide financing for either option. No other alternative uses for the property could earn a reasonable economic return other than demolition and new construction.
 - d. *Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.*
Criteria Met. The applicant has invested in the property to be able to rent the existing structure. The applicant has provided all the expenses they have spent on the site in exhibit "Rental Expenses Riverview", which includes fixing plumbing, the furnace, and water leaks within the building.
 - e. *Knowledge of landmark designation or potential designation at time of acquisition.*
Criteria Met. The applicant was made aware of the site being within the Historic District, as it was disclosed in the closing of the property in June 2020.

f. *Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.*

Criteria Met. The applicant has noted that they are not aware of any viable funding programs for this specific property.

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 Minor Project Review application for new construction of one of the two lots.