

# RALCO Properties, LLC

7445 Montgomery Drive, Plain City, Ohio 43064

February 7, 2022

Project: Demolition Request  
Address: 36/38 North High St.  
Owner: Robert A. Lombardi  
Applicant: Robert A. Lombardi

I hereby request the Architectural Review Board formally review this request for demolition of the commercial building I own that is located at 36/38 N. High St., Dublin, OH 43017.

The enclosed information clearly shows that this building is in poor condition needing significant repairs at a minimum, or renovation to comply with existing building codes. There are three options for this property going forward.

Option A: Make needed repairs.

Option B: Renovate building.

Option C: Demo building and replace it with the proposed mixed-use commercial building and two residences that compliment/enhance existing buildings in the Historic District.

Options A & B result in significant economic hardship while Option C is economically viable.

Thank you for your consideration.

Robert A. Lombardi  
Managing Partner

## **Demolition Request for 36/38 N. High St., Dublin, OH 43017**

### **1. Will all economically viable use of the property be deprived without approval of the demolition?**

Yes. I purchased this property in 2014 for a premium of \$650,000. The building itself is a single-story cinder block structure of approximately 2,500 SF built on a concrete slab in 1960. The intent of my investment was to replace the existing commercial building with a larger mixed-use commercial/residential building to compliment/enhance the nearby buildings.

The existing building was in poor condition when I purchased it. Significant expenditures have been required to maintain the HVAC system, sanitary sewer piping, roofing, and foundation. At this time, significant repairs or complete renovation of the building is needed. Please see attached an estimate from Hanlin Rainaldi Construction to make needed repairs. The following repairs need to be made in CY 2022; structural, roofing, rear exit (safety issue), HVAC replacement, North stone wall, and sanitary plumbing. The total cost of these repairs is estimated to be \$223,000.00

Rents for CY 2021 were \$79,750 while operating costs were \$70,204 for a profit before taxes of \$9,546.

Rents for CY 2022 are estimated to be \$85,750 while operating costs are estimated to be \$77,275. After needed repairs are made, a loss of >\$200,000 will be incurred in CY 2022!

Another option is to renovate the existing 2500 SF building or demo it and replace it with a 2,500 SF building. However, I am unable to secure a loan to do this. Please see attached letter from Chase Bank.

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

No. The costs to make minimum needed repairs or renovate this building will result in a loss that cannot be recouped by rent receipts.

### **3. Was the economic hardship created or exacerbated by the property owner?**

No. Since I purchased the building in 2014, I have made the following improvements:

2015: Repaired concrete floor, installed new drywall ceiling, and new flooring in 36 unit @ \$16,000.

2016: Painted exterior of building and installed a 24 Ft. x 42" metal fence @ \$5,700.

2019: Installed new flooring in 36 bathroom and new flooring in 38 space @ \$10,700.

2021: New hot water tank installed in 36 @ \$1,765.

The above improvements are in addition to numerous repairs made on the HVAC system, electrical system, sewer system, and roof.

February 4, 2022

Eliza Ho, Title  
Tim Lai Architect  
401 W Town Street, Studio 233  
Columbus, OH - 43215

sent via email: [elizaho@laiarchitect.com](mailto:elizaho@laiarchitect.com)

**Re: Structural Assessment for 36-38 N High Street , Columbus OH**

Dear Ms. Ho:

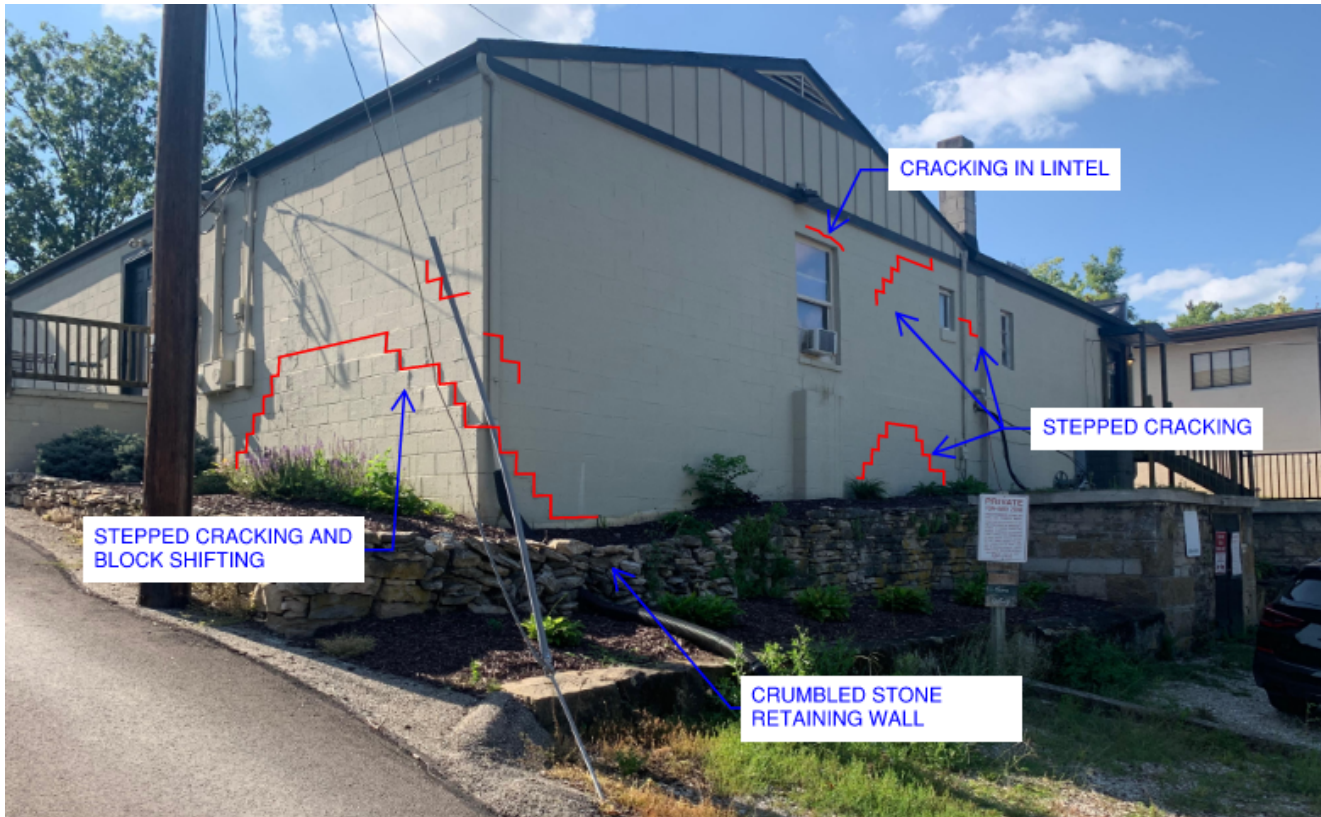
At your request Osborn conducted a site visit for structural assessment of the aforementioned property on 8/23/21. The structural assessment was performed to evaluate the structural integrity of the current existing structure and its suitability for the proposed redevelopment. The existing building is a one-story concrete block structure having a rectilinear footprint and divided into two tenant units. The south half of the building, 36 N High St, has a gable roof extending over to form a porch over the front façade. The main entrance is on the west side and employee entrance on the south side. The north half of the building, 38 N High St, has a flat roof with the main entrance on the west and employee entrance on the east side. The site slopes down from west to east. At the east end of the building is a historic dry-laid stone retaining wall dated to have been constructed in the late 1800 to early 1900. The remaining portion of the lot is a gravel parking lot. A two-story stone privy constructed in 1934 is located at the rear north side with a stairs to the rear of the building.



Several stepped cracking was observed at the south-east corner and along the east wall of the building. The cracking at the south-east corner in addition to the stepped crack the shifting of the was also noted. The stepped crack is indicative of building experiencing settlement. With the historic stone retaining wall being in close



proximity the settlement of the building can be attributed to the lateral shifting of the soil. The construction of the retaining wall is just dry-laid stone with no binding mortar to it which would limit its lateral strength. The retaining wall was probably designed only to retain soil and not building surcharge load and hence the building is under stress due to foundation settlement which could lead to more cracking and settlement with time and eventual collapse of wall it is a public hazard and safety concern.



In 2015, the property owner Bob Lombardi commissioned repair work to tie the slab on grade to the block foundation because the interior floor in the south east corner was noticeably sunken. The repair work involved cutting out the damaged slab and doweling rebar 16 inches on center from slab to foundation wall and between new and existing slab. The continuous settlement has contributed to further deterioration of the building and the decay can be seen in the following interior tenant spaces: **Photo 1**, current floor tiles separation; **Photo 2**, cracking of ceiling; **Photo 3**, separation of the base board from the floor; **Photo 4**, cracking of the door frame; **Photo 5**, separation of the partition from ceiling; **Photo 6**, stepped cracking in demising wall. The main issue is the ineffectiveness of the retaining wall to resist the lateral pressure induced by the building dead and live load on it. Since there is no mortar to bind the stones together there will be continued creep slippage between the stones causing foundation settlement and could eventually collapse the wall and structure.



Photo 1 – Flooring planks separate about 1/4"



Photo 2 – Ceiling separation about 1/2"

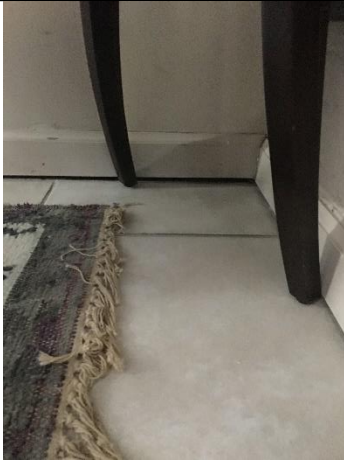


Photo 3 – Base board separate about 3/4"



Photo 4 – Door frame joint separation about 1/4"



Photo 5 – Partition separation about 1"



Photo 6 – Stepped cracking in demising wall



The proposed redevelopment is to construct a two-story restaurant or restaurant with offices on top at the front and a two townhome at the rear with a parking lot between them.





The existing building foundations walls have already been compromised hence adding a second floor would not be possible. The distance between the existing building and the historic wall is too small to accommodate a retaining wall without damaging the historic wall.

The redevelopment would require demolition of the existing structure and building a new structure such that foundations extend down to the same depth as the historic walls there by alleviating any surcharge pressure on it.

Please feel free to contact me at 614-556-4272 (5012) if you have any questions.

Sincerely,

By: Alpesh Chavda, PE  
Manager of Structural Engineering | Columbus





RALCO Properties  
7445 Montgomery Rd.  
Plain City, Ohio 43064

Atten: Bob Lombardi

**February 1, 2022 (REVISED)**

RE: Retail Space  
Code and tenant required renovation  
To 36 & 38 North High St, Dublin Ohio

Bob,

We are pleased to provide this budget estimate of probable construction cost for the renovation of the above mentioned Building with the following scope of work:

**SITE WORK**

**Storm Water Management:** **\$12,000**

**Utility Services:** **\$32,000**

Replace water and sanitary sewer services to the building to bring them up to code and to repair the existing ongoing service and maintenance issues.

**Storm Water Management:** **\$00,000**

**This required scope has been removed from the project.** A civil engineer will still design this site for grading and to comply with city regulations. This will be required because of the new work at the parking lot.

**Gas:** **No Cost**

Coordinate with Columbia gas to bring a new gas service to the building and have it set up for two separate metered services. This will allow the antiquated oil system to be removed from the property for safety and convenience.

**Parking Lot:** **\$20,000**

The existing gravel parking lot is an ongoing maintenance issue and does not comply with current city codes. **Bring this lot up to handicapped code with proper slopes, construction and handicapped pavement markings and signage.** This will become a new asphalt lot but will not require a storm water management system.

**Landscaping:** **\$ 8,000**

**We will allow for planting, soils and mulch with this allowance.**

**Stone Wall North:** **\$52,000**

Disassemble the existing stone wall and salvage for re-use. Remove the structural wall behind the stone and excavate for new foundation. Install ne foundation and structural retaining wall. Re-install existing salvage stone in front of new structural wall. Repair neighbor's parking lot.





**Stone Site Steps:** **\$ 12,000**  
Remove and salvage stone wall at existing stone steps and demo steps. Install new steps that are wider and code compliant along with new handrail, while using historic design and material.

**Stone Wall West:** **\$ 5,000**  
Remove large existing stones that form low wall behind building. Excavate and create new foundation. Re-set these stones in their original arrangement.

## THE BUILDING SHELL

**Structural Repairs:** **\$60,000**  
Engage a structural engineer to prepare code compliant documents to make repairs to the settling foundations in the rear of the building. This work will involve interior demolition to access the floor slab, slab removal and replacement. The foundation walls and footers in the affected area will be removed, the soil stabilized and new footers and foundation walls will be installed. Once this is completed the excavation will be backfilled with granular material, compacted and the floor slab will be replaced. After the concrete has cured the interior finishes will be restored.

**Rear Exit Repair:** **\$ 4,000**  
This line item is to provide a funding source for misc. work items that will be identified as we undertake the above work phases

**Replace Roofing:** **\$40,000**  
The existing roof are old and there are signs of leaks throughout these two spaces. We will remove the existing roofing, replace any damaged decking, and provide new shingle roofing and flat membrane roofing on this building along with new gutters and downspouts.

**Stone Veneer Over Block:** **\$ 0,000**  
**This work has been deleted from the required scope.**

## INTERIOR

**Plumbing Repairs:** **\$22,000**  
The plumbing systems have similar issues with separation of service and code compliance. Provide all ne sanitary and water plumbing systems and fixtures with ADA compliant facilities.

**HVAC Repairs:** **\$30,000**  
The HVAC system in this building currently services two different tenant and the equipment is near the end of its useful life. You mentioned many tenant complaints over the control of the thermostat and at this stage I doubt that the equipment or ductwork is code compliant. Remove the existing system including the equipment and ductwork and provide and install two new systems to serve each tenant separately. These new systems will be split systems and will include new insulated ductwork and air devices.



**Electrical Repairs:**

**\$30,000**

The existing electric service is in one suite and shares service to the other. Therefore prohibiting access to the panel from one of the tenants. This is not safe and not good for tenant use and access. There is a lot of existing wiring that will come under the scrutiny of the building officials as a result of these repairs and will most probably require rewiring on these two suites. Bring a new service drop to the building with a wire way and two separate meter sets. This will allow us to provide a separate 200 amp services for each suite. We will re-wire these two suites to bring them both up to code.

**SUB TOTAL OF COST**

**\$372,000**

**CONTINGENCY:**

**\$20,000**

Include a contingency fund to address any unknown conditions that may need to be addressed. I would use 5% or \$20,000

**SOFT COST:**

<b>Architecture:</b>	<b>\$ 8,000</b>
<b>Mechanical Electrical &amp; Plumbing Engineering:</b>	<b>\$ 7,500</b>
<b>Structural Engineering:</b>	<b>\$ 5,500</b>
<b>Civil Engineering:</b>	<b>\$ 6,000</b>
<b>Permits</b>	<b>\$ 4,000</b>

**GENERAL CONDITIONS:**

**\$45,000**

This will cover all general conditions items such as supervision, safety, trailer, temp toilet, temporary lighting and power, trash removal, fencing, clean up etc. for the job.

**CONTRACTOR FEE:**

**\$60,000**

This is our mark up for office overhead and company profit for the job.

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**TOTAL PROJECT ESTIMATE:**

**\$483,000**

We look forward to working with you on this project and bringing better definition to the scope and pricing then brining the project to a successful completion

Hanlin Rainaldi Construction Corp.

Edward M. Rainaldi



**JPMorgan Chase Bank, N.A.**

6271 Perimeter Dr.

Dublin, OH 43017

Tel: (614) 300-0391

Email: patricia.r.anatra@chase.com

**Patty Anatra**

Business Relationship Manager

February 1, 2022

Robert A. Lombardi:

Thank you for inquiring about obtaining a loan against the property that you own at 36-38 North High St. in Dublin. Your request to renovate the existing building or demolish it and build a new single-story structure was reviewed internally with the Business Banking Team. At this time, we are unable to provide financing for this project as neither option (renovation or demolish/build new) is within our current risk guidelines.

If I can help with further information or questions, please reach out to me directly at (614) 300-0391.

Sincerely,

**JPMorgan Chase Bank, N.A.**

A handwritten signature in black ink that reads "Patty Anatra". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

**By:** Patty Anatra

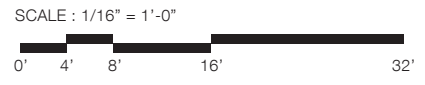
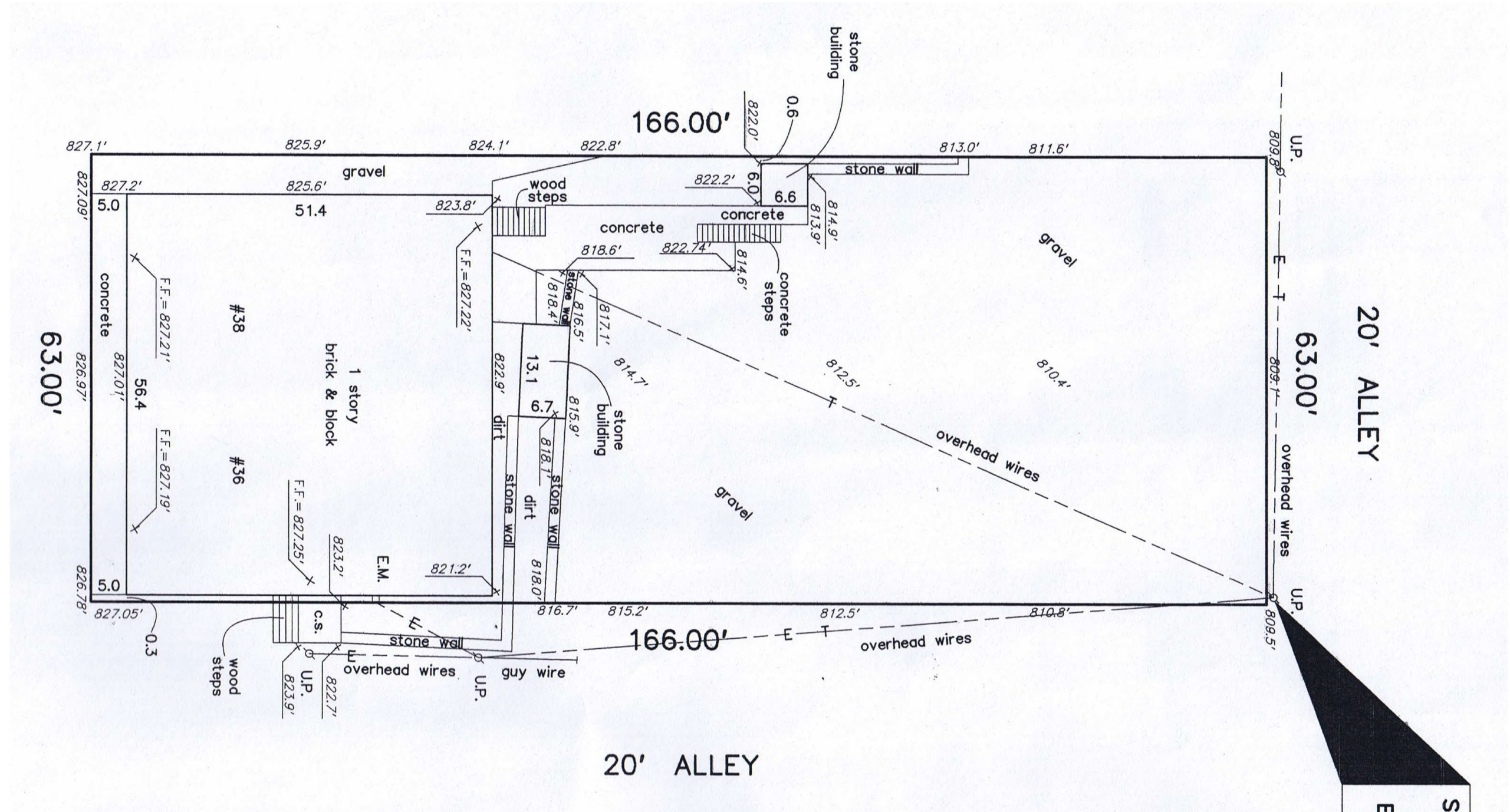
**Title:** Business Relationship Manager



**36-38 N HIGH STREET  
CONCEPTUAL REVIEW  
11.3.2021**

© Tim Lai Architect







# Project Statement

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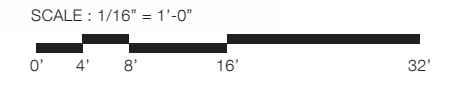
Located in the heart of the Dublin Historical District, the 36-38 North High Street project aims to create two new structures that fit in the historic character of the district in terms of the massing, roof profile and material. Referencing to elements of historic buildings, the proposed use of modern details and architectural treatment add to the design that contribute to the ever changing and growing district in a respectful manner.

The site is anchored by the commercial building facing High Street on the west and bookended by two townhouse apartments facing Black Smith Lane. The proposed parking is sandwiched in between. The two-story commercial structure facing High Street is visually read as two buildings. Their masses are in a 2:3 ratio, matching the existing structure's footprint. The south half of the building recesses six feet from the frontage to create a covered patio for future restaurant use. The facade of the south half is to be clad with rusticated limestone, with some of the windows having smooth stone trims creating a subtle dynamic rhythm on the facade. The new foundation is also clad with limestones, differentiating it from the historic stone wall that weaves through the site. A mansard roof reduces the overall height of the building and forms a parapet that screens the rooftop equipment. The north half of the building takes on a modern barn look with stained cedar sidings and a standing seam gable roof.

The two-story townhouse apartments have double gable roofs. The massing shifts in the middle to divide the structure into half. For the smaller scale building mass, the rustic white bricks are proposed as a cladding material. They are of the same coloration as that of the rusticated limestone and together they define the character of the project. The second floor terraces for each of the townhouse units cuts into the corners of the second floor. These are intended to help reduce the overall massing.

As a whole, the project draws inspiration from materials, massing and scale from the surrounding buildings and creates a fitting design that contributes to the established character of the historic district.





# Zoning Code Analysis & Lot Coverage Calculation

## Buildable Area

Min. Side Yard	0
Min. Rear Yard	5 ft
Min. Lot Width	30 ft
Max. Lot Width	none
Lot Area	10458 sf
Max. Impervious lot coverage:	85% = 8889 sf
Existing	2500 sf building + 317 sf sidewalk + 701 sf stone walk and privy = 3518 sf
Remaining for Development	5371 sf
Additional Semi Pervious	10% = 1045 sf
Pervious/landscape	15% = 1568 sf

## Proposed Build Area

Replacement Building	2680 sf + 380 sf covered patio 3060 sf
Townhouse Building	2000 sf
<b>Total Building</b>	<b>5060 sf</b>
<b>Impervious site elements</b>	256 sf sidewalk + 701 sf stone walk and privy +2340 sf parking + 386 sf townhouse parking <b>= 3683 sf</b>

**Total Lot Coverage**                    **8743 sf**  
**< 85%**

## Parking Requirement

Parking Location	Side
Loading Facility	Side
Entry for Parking within Building	Side.
Restaurant	10 per 1000 gsf = 27
Office	2.5 per 1000 gsf = 7
Dwellings, 2-bedroom Townhouse	2 per dwelling unit = 4
Total parking required	38
Total parking provided	9*





N. High St | Sidewalk/ Tree-lawn | Patio | Commercial Building | Stone Wall | Parking | Townhouse Apartment | Set-back | Black Smith Ln

SCALE : 1/16" = 1'-0"  
0' 4' 8' 16' 32'

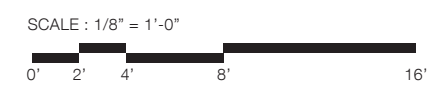


# West Site Elevation with Adjacent Buildings



SCALE : 1/16" = 1'-0"  
0' 4' 8' 16' 32'



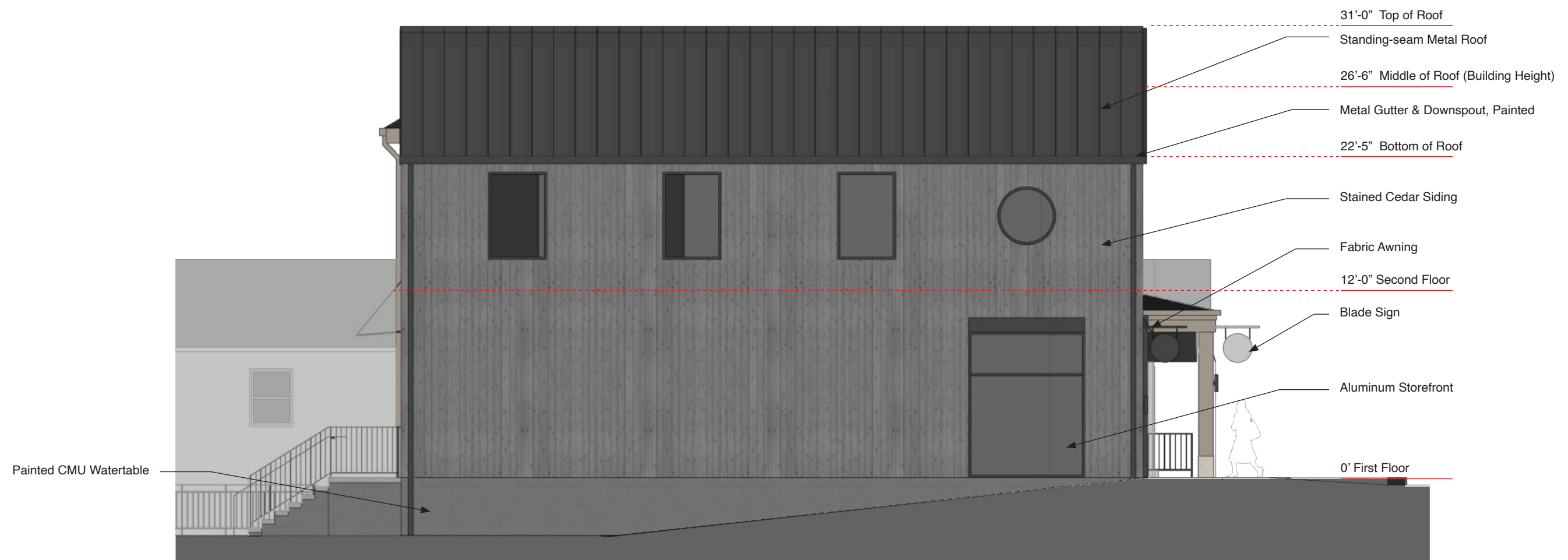




SCALE : 1/8" = 1'-0"



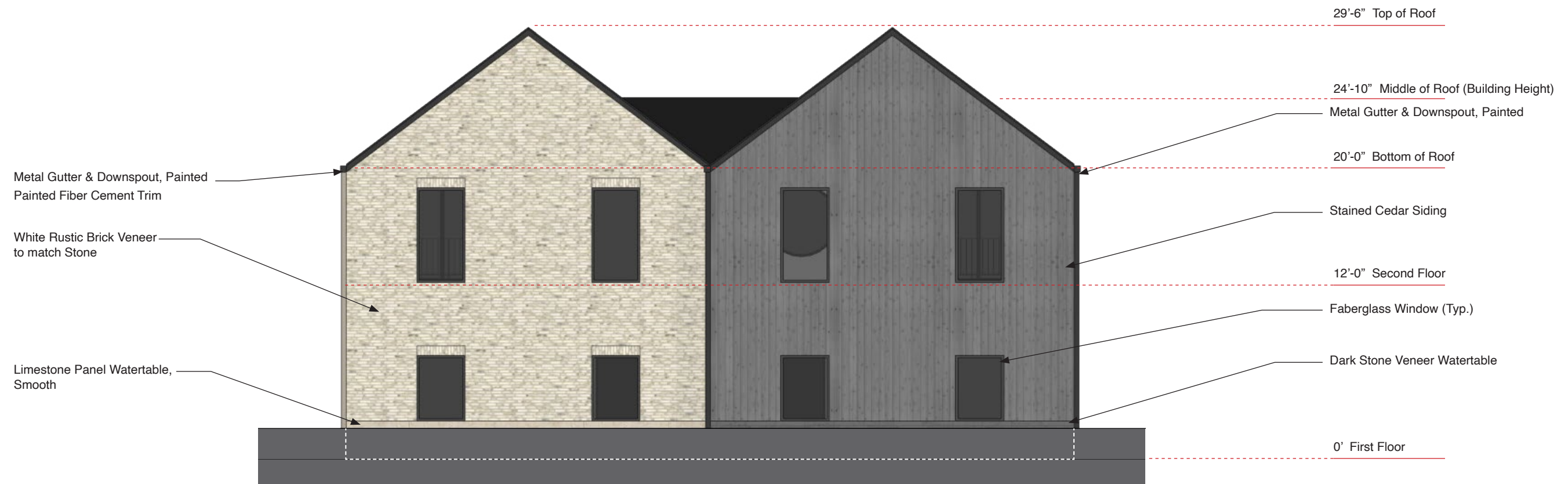




SCALE : 1/8" = 1'-0"

0' 2' 4' 8' 16'





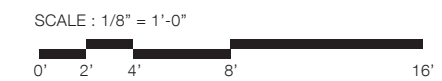
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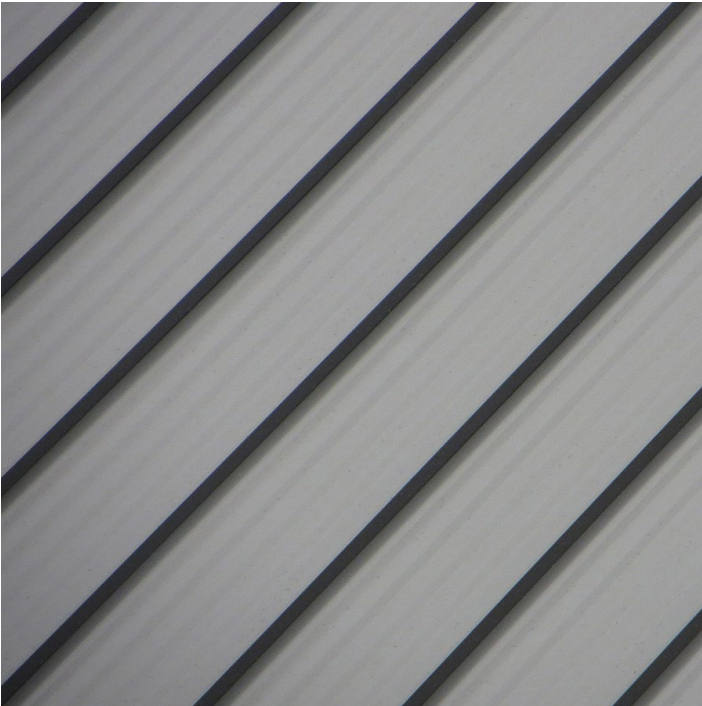
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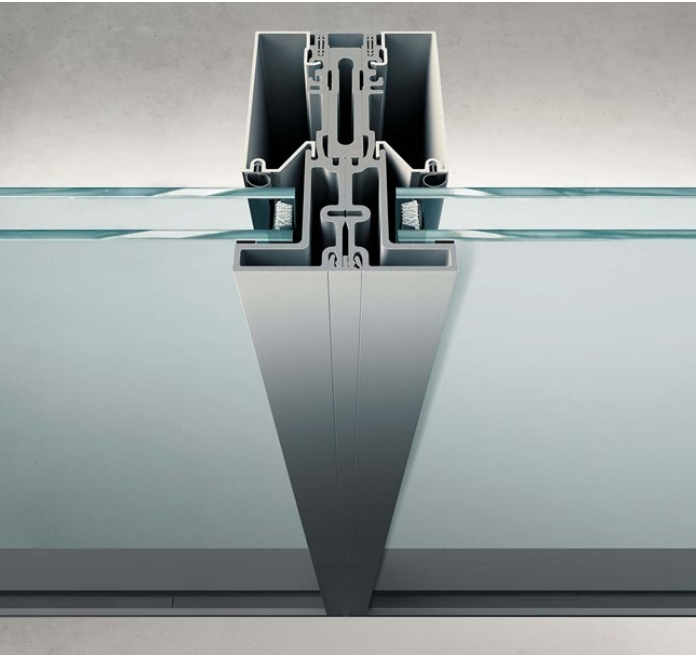




1. STAINED VERTICAL WOOD SIDING



2. STANDINGSEAM METAL ROOF



3. ALUM. WINDOW FRAME



4. ALUM. STOREFRONT



5. LIMESTONE VENEER RUSTICATED



6. BRICK VENEER, RUSTIC WHITE



7. LIMESTONE CLADDING SMOOTH



8. PAINTED CMU





**Northwest Corner**



**West facade**





**Southwest Corner**



**Southeast corner on Black Smith & Wing Hill Ln**

**Northeast corner on Black Smith Ln**

