



PLANNING REPORT

Architectural Review Board

Wednesday, August 23, 2023

FERRIS-WRIGHT HISTORICAL GARDEN 23-071MPR

<https://dublinohiousa.gov/arb/23-071>

Case Summary

Address	PID: 273-013220; 4400 Emerald Parkway, Dublin, OH 04317
Proposal	Installation of a fence at an existing park to preserve a historic garden. The 13.39-acre site is located north of the intersection of Wright Way and Emerald Parkway.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	R-1, Restricted Suburban Residential District
Planning Recommendation	<u>Approval of a Minor Project Review with condition.</u>
Next Steps	Upon review and approval of the Minor Project Review (MPR) by the Architectural Review Board (ARB), the applicant may submit a Certificate of Zoning Plan Approval (CZPA).
Applicant	Shawn Krawetzki, Landscape Architect Manager, City of Dublin Parks & Rec Michael Hiatt, Landscape Designer, City of Dublin Parks & Rec Suchand Manchiganti, Eagle Scout
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map

23-071MPR | Ferris-Wright Park



Site Features

- 1 Farmhouse/Interpretive Center
- 2 Earthworks/burial grounds
- 3 Corn Crib
- 4 Proposed Garden/Fencing
- 5 Wright Run Creek



1. Background

Site Summary

The project site is located within Ferris-Wright Park & Earthworks north of the Wright Way and Emerald Parkway intersection and is noted as an Appendix G property. The 13.39-acre site is owned by the City and contains the following natural, historic, and cultural resources:

- Ancient earthworks and burial grounds tied to the Hopewell culture
- The first framed house in Dublin (circa 1820); now an interpretive center
- A corn crib
- Historic gardens
- Wright Run Creek

The site has been inhabited by various occupants including: indigenous people of the Hopewell era, modern Native American tribes (Wyandot), and the Ferris farmhouse and farm. The Wyandotte Nation continues to support the interpretations of the park's indigenous history.

Prior to the park's establishment, the site was referred to by another name, Holder-Wright Earthworks, and was later renamed to Ferris-Wright Park & Earthworks when it was no longer the Holder Farm and Wright Farm as approved by City Council on June 25, 2018. The Interpretive Center within the farmhouse offers visitors insight into native and early American agriculture and historic plant cultivation in the adjacent gardens.

The Ohio State University Department of Anthropology led archeological digs from 2013 to 2016 and found prehistoric artifacts on site.

Development History

June 2018

City Council approved the "Holder-Wright Earthworks" park renaming to "Ferris-Wright Park."

October 2016

The ARB approved building and site modifications to the Holder-Wright Earthworks with two conditions.

November 2011

The City established and adopted the Holder-Wright Farm and Earthworks Master Plan included in the packet for reference.

September 2010

The City purchased the property at 4729 Bright Road (Ord 34-10), which contains the Holder-Wright Earthworks.

Process

A MPR, Code Section 153.176(I)(1), within the Historic District, or Appendix G, is an efficient, single-step process for smaller projects, including site improvements and landscaping. Once a MPR is approved, the applicant shall apply for a CZPA through the Planning Division prior to installation of any site elements.

2. Community Plan/Zoning Code

The site is located within the Bright Road Special Area Plan which calls for a mix of land uses including parkland (this site), high-quality office, and low density residential. Planning goals include enhancing development while preserving key natural features and historic sites. The Holder-Wright Farm and Earthworks Master Plan contemplates park development in phases and provides guidance on site program elements including an interpretive center and demonstration gardens. The parcel is zoned R-1, Restricted Suburban Residential District, which permits a variety of uses including parks, dwelling structures, civic, daycare, and accessory uses.

Appendix G Properties

The site is located outside of the Historic District and is an Appendix G property which is within ARB's purview. The Historic District Code applies to all Appendix G properties as stated in Section 153.170.

Historic Design Guidelines

The development standards are supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding site design in Chapter 6.

Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The following principles apply to this request:

1. Think Comprehensively. Plan for the Big Picture. *The project aligns with the approved Holder-Wright Farm and Earthworks Master Plan and the historical gardens featured in the plan.*
2. Start with the Public Realm. *The project preserves an important historic landscape and protects the garden for public educational opportunities.*
3. Protect and Enhance Our Historic and Cultural Resources. *The project helps protect and celebrate the historic landscape and culture by allowing a typical vegetable garden to be demonstrated for visitors.*

3. Project

The City's Parks and Recreation Division is partnering with an Eagle Scout to request approval of a Minor Project Review (MPR) to construct protective fencing around three historic gardens. The Eagle Scout has researched this proposal, worked with Dublin Parks and Recreation to finalize the design, and will construct the fencing as his capstone project.

Wyandotte Nation Gift

The Wyandotte Nation Cultural Center has gifted the City of Dublin rare heirloom seed to be included as part of the educational opportunities within the proposed gardens. The fence will protect the rare seed and plantings from animals while allowing high visibility of the gardens.

Project Details

Fence Enclosure

Per the Historic District Code Section 153.173(I), fences are permitted between the principal structure on a lot and the front, side, and/or rear property lines; and shall not exceed four feet in height or be more than fifty percent opaque unless otherwise approved by the Board.

Guidelines Section 6.4 (E, G, H) states that the design and materials of new fencing should be traditional in character and have painted or opaque stained wood rather than leaving it natural.

Fence Details

The proposed 5-foot black welded wire fence contains 4" x 4" x 5' cedar posts. A 1" x 6" cedar top rail will secure the wiring around the fence perimeter. The fence gates contain black, self-closing hinges and a flip gate latch to lock the gate. The proposed materials are rustic and traditional for historic homesteads. Staff acknowledges the proposed natural cedar will weather to a gray color over time. The site is an Appendix G property that stands alone, where Historic District context and character is not applicable. A high-style, painted fence is not appropriate at this location, and staff is comfortable with the proposed request. Due to the value of the seeds, and therefore the plants within the historic gardens, Parks and Recreation is requesting a 5-foot fence to adequately protect the contents of the garden from deer. Staff is supportive of the request.

A standard condition of approval that the applicant apply for and obtain a CZPA permit prior to construction of the enclosure is recommended.

Setbacks and Lot Coverage

No structures or impervious surfaces are being proposed, so setbacks and lot coverage requirements do not apply.

4. Plan Review

Minor Project Review Criteria	
Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met: The proposal is consistent with all plans, guidelines, policies, and regulations. The fence height is taller than suggested by Code; however, the Board has the latitude to approve the requested 5-foot height.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: No PDP or FDP exists for this site.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation.	Criteria Met: The proposal is consistent with the record, report, and recommendation.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Not Applicable: The park and historic gardens pre-date the development of the Historic District Code. There is no change in land use.

5. The proposed development is consistent with the *Historic Design Guidelines*. **Criteria Met:** The fence enclosure addresses Chapter 6 of the Guidelines. Given the surrounding context and that this is an Appendix G property, along with the value of the heirloom seeds and plants, staff is supportive of not staining the fence.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole. **Not Applicable:** The property pre-dates the surrounding character and development before it became a City Park. The project is appropriate in scale, character, and context.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*. **Not Applicable:** No buildings are proposed.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*. **Criteria Met:** The proposed project meets Code; landscaping, screening, and sign requirements do not apply. Staff supports the 5-foot high cedar fence as proposed.

Recommendation

Planning Recommendation: Approval of the Minor Project Review with condition:

- 1) The applicant applies for and obtains a Certificate of Zoning Plan Approval through the Planning Division.