



## PLANNING REPORT

# Architectural Review Board

Wednesday, September 27, 2023

## COFFMAN HOUSE SIDEWALK 23-080MPR

<https://dublinohiousa.gov/arb/23-080>

### Case Summary

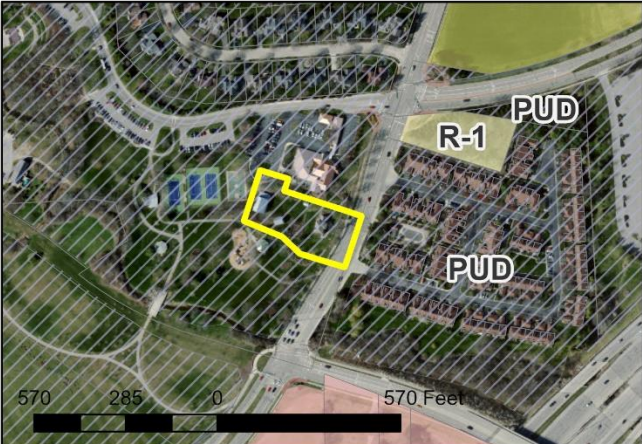
Address	5300 Emerald Pkwy, Dublin, OH 04317
Proposal	Proposal to repair an existing sidewalk, construct a sidewalk extension, and associated site improvements at an existing historic building in Coffman Park.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	Planned Unit Development (PUD) – Coffman Park
Planning Recommendation	<u>Approval of a Minor Project Review with no conditions.</u>
Next Steps	Upon review and approval of the Minor Project Review (MPR) by the Architectural Review Board (ARB), the applicant may apply for a Certificate of Zoning Permit Approval.
Applicant	Michael Hiatt, Landscape Designer, City of Dublin Parks and Recreation
Case Managers	Jane Peuser, Planning Assistant (614) 410-4675 <a href="mailto:jpeuser@dublin.oh.us">jpeuser@dublin.oh.us</a>  Sarah Tresouthick Holt, AICP, ASLA , Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

Site Location Map

23-080MPR | COFFMAN HOUSE



- Site Features**
- 1 Location of Sidewalk Extension
  - 2 Location of Sidewalk Repairs



## 1. Background

### Site Summary

This Appendix G site is located on a 1.28 acre plot owned by the City near Emerald Parkway and is accessible via walking paths in Coffman Park. The Coffman Homestead is incorporated into the Coffman Park PUD, south of the Municipal Building. The building and surrounding outbuildings have been leased to the Dublin Historical Society who has taken considerable effort to preserve and restore this landmark. The Coffman House and barn and the other accessory structures have been restored for public viewing. The house is listed on the National Register of Historic Places as the Fletcher Coffman House.

The Farmstead is estimated to have been built between the years of 1862-1865 and includes a house, English Barn, front-gable barn, shed, privy, and spring house. The two-story brick Italianate-style house has an L-plan footprint expanded by a rear summer kitchen. The house has a hipped roof sheathed in wood shingles. Doors and windows on the house have stone lintels and sills. The façade is oriented south, with an entrance that includes a paneled door with sidelights and a transom. Windows on the building are wood-framed six-over-six sashes. The majority of the outbuildings are north of the house in a fenced enclosure.

### Development History

*May 2018*

Planning and Zoning Commission approved an Amended Final Development Plan for sign renovations and site improvements.

*April 2018*

ARB recommended approval to the Planning and Zoning Commission for an Amended Final Development Plan consisting of sign renovations and site improvements.

### Process

Per Code Section 153.176(I)(1) which applies to the Historic District and Appendix G properties, a Minor Project Review is an efficient, single-step process for smaller projects, including site improvements and landscaping. Once an MPR is approved, the applicant shall apply for a Certificate of Zoning Plan Approval (CZPA) through Planning prior to installation of any site elements.

## 2. Zoning Code

The site is zoned Planned Unit Development (PUD) – Coffman Park, Subarea A, and the development standards and permitted uses are included in the Development Text under Section 2, *Historic Coffman Park Homestead*. Permitted uses include all uses attendant to a public landmark.

*Appendix G Properties*

Appendix G properties are those that lie outside of the designated Historic District. The Historic 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.

### 3. Project

The proposal is for site improvements including the replacement of crumbling stone walkways, re-mortaring all stone joints, pressure-washing all stone, re-paving existing stone and mortar sidewalk, and adding a sidewalk extension over the existing gravel driveway, connecting to the existing walk.

#### Setbacks and Easement

No structures or parking lots are being proposed, so no setbacks apply.

#### Lot Coverage

Lot coverage is minimally affected by this request: the proposed impervious area is 0.12 acres of the total 1.28 acres, equating to 9.4% of the current total site, which complies with the Development Text.

#### Details

There are two elements to this project. The first is re-mortaring existing walkway joints to create a smooth, safe walkway. The second is creating a new walkway connection between the existing east-side walk and the repaired north-side walk. A project add-alternate is to set both walkways in concrete. The second walkway will also connect to an existing sidewalk from the parking lot south of the City of Dublin Development Building. This will allow visitors easier access to the historic site and connect the Homestead to the surrounding park.



The project also proposes to re-mortar the step leading to the entry on the south façade of the building. The step currently has large gaps where the mortar has disintegrated with time and needs to be repaired for both the safety of visitors and the aesthetics of the Homestead. This activity is determined to be normal maintenance so is not a part of this review.

#### Materials

The new stones will be Ottawa Buff Rustic Irregular Flagging limestone stepping stones, 2-3 inches thick, with a light gray mortared joint. The proposed stone and mortar combination will enhance the historic character of the Coffman Homestead, replacing the gravel and cracked sidewalk.

### 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.	<b>Criteria Met:</b> The proposal is consistent with all plans, guidelines, policies, and regulations.



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. **Criteria Met:** The proposal is consistent with the Coffman Park FDP and the Development Text.
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 Homestead’s location pre-dates the development of the Code.
5. The proposed development is consistent with the *Historic Design Guidelines*. **Criteria Met:** The proposed site improvements will address Chapter 6 of the Guidelines.
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 Homestead pre-dates the surrounding character and development. Nevertheless, 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 elements meet the site improvement requirements of Code and the standards of the *Historic Design Guidelines*.

## Recommendation

**Planning Recommendation:** Approval of the Minor Project with no conditions.