

HISTORIC DISTRICT

PUBLIC WORKSHOP/INFORMATIONAL DISCUSSION

September 13, 2023

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PURPOSE OF MEETING

- Follow up to the discussion in May
- Common understanding of how system works
- Overview of Code and Guidelines
- Update on proposed amendments
- Review initiatives (current and future)
- Opportunity for the public to provide comments



BACKGROUND

- Historic preservation is challenging
- Additional level of regulations above/beyond conventional zoning
- Represents a set of community values
 - For some goes too far
 - For others do not go far enough
- People are passionate about historic preservation, especially in highly engaged communities such as Dublin
- Some argue that we are losing historic resources; some argue that it's too hard and takes too long
- Inherently discretionary decisions: more difficult and rely more on aesthetic judgment than other zoning decisions
- Modified/clarified Code/Guidelines to address changing needs within the District



PURPOSE OF THE CODE/GUIDELINES

- Protect character of District
- Rehab and preserve focus: historic buildings
- New buildings/additions focus: compatibility and appropriateness
- Intended to work together
- Provide requirements that need to be met, but allow flexibility based on the character of the District



HISTORY

Prior to 2012

- Historic zoning classifications (Historic Business, Historic Residential, etc.)
- Old Dublin Guidelines
- Alterations, additions and new construction – ARB purview

2012 Bridge Street District

- Historic District part of Bridge Street District Code
- Permitted buildings: greater density/intensity/heights

2017 Historic and Cultural Assessment

- Update Ohio Historic Inventory
- Detailed inventory of historic/cultural resources
- Identified contributing/non-contributing



HISTORY

2017 Historic South District Code Amendment

- Council & resident concerns about development patterns
- Significantly restricted building heights/intensity/density on S. High

2020 Historic District Task Force

- Recommendations: vitality of the Historic District
- Update Historic District Area Plan
- Management of the Historic District

2021 Adopted Historic District Zoning Code and Guidelines

- Remove from Bridge Street District
- Significant public review process – stakeholders, public meetings
- Outcome: preservation of historic resources first
- Allows infill/redevelopment w/proper character



CURRENT CODE

Where does the Code apply?

- All properties in the Historic District and Appendix G

What does the Code address?

- Objective standards
- Sections
 - Uses
 - Site development standards (lot coverage, building height, etc.)
 - Design standards (materials, etc.)
 - Signs
- Establishes review processes



CURRENT CODE – ZONING CLASSIFICATIONS

Historic Core

- Historic center of the District
- Sensitive infill and improved pedestrian environment

Historic South

- Smaller, cottage-scale buildings
- Sensitive infill and redevelopment

Historic Residential

- Residential area of the District
- Preservation and development of homes of appropriate mass/scale

Historic Public

- Public spaces and facilities within the District



CURRENT CODE - SECTIONS

Uses

- Specific to each District
- Address residential, civic, commercial and accessory uses

Site development standards

- Emphasize traditional development patterns
- Lot and building coverage, building height, setbacks, parking, landscaping, fencing/walls, lighting, stormwater, signs, etc.

Design standards

- Building and architectural details that reinforce the traditional character
- Roofs, entries, windows, doors, materials, balconies, canopies, etc.

Architectural Review Board – purview and duties

Review process - Application types and requirements



CURRENT CODE – APPLICATION TYPES

- Concept Plan/Preliminary Development Plans/Final Development Plans (Large scale projects – ex. CoHatch, Tucci's, Apothecary)
- Minor Projects (112 S. Riverview, 91 S. High)
- Master Sign Plan (Fox in the Snow)
- Demolition (36-38 N. High)
- Waivers/Administrative Departures (36-38 N. High Juliet balcony)
- Conditional Use (Impactful uses/requires PZC approval)
- Rezoning (Change of zoning/requires CC approval)



GUIDELINES

Where do the Guidelines apply?

- Historic District and Appendix G

What do the Guidelines address?

- Discretionary nature
 - Based on Secretary of the Interior's Standards
 - Specific to the neighborhood character and context = key factor
 - Graphics heavy
- Sections
 - Context/character
 - Users Guide
 - Rehabilitation
 - New Construction
 - Site Design
 - Signs



GUIDELINES - SECTIONS

Intro/Context/Character

- Applicability and District Background
- Cultural landscape, neighborhood character, building types, architectural styles

Users Guide – overview of how the Guidelines are to be used

Rehabilitation

- Exterior materials, additions, outbuildings, colors, architectural details (foundations/doors/entrances/windows/porches, roofs, canopies), accessibility, commercial storefronts

New Construction

- Building placement/width, form/mass, architectural details, materials, colors, doors/windows, canopies, outbuildings



GUIDELINES – SECTIONS CON'T

Site Design

- Natural features, landscaping, walls/fencing, access/parking, decks/patios, lighting and screening

Signs

- Color, design details, materials, lighting, quality and character, sign types



APPROVAL PROCESS

What requires ARB approval?

- Concept Plan/Preliminary Development Plan/Final Development Plan
- Minor Project
- Waivers/Departures
- Signs
- Demolition



APPROVAL PROCESS

What can be approved by staff?

- Maintenance items – Like-for-like replacement
- Approved paint colors
- Administrative approvals
 - Lot lines/parking lot/stormwater adjustments
 - Building area and height adjustments (up to 10%)
 - Substitution of landscape material
 - Changes in building materials and color
 - Adjustments to fences, walls and screening
 - Outside agency requirements (utility, governmental agencies, etc.)



APPLICATION PROCESS

How do I determine what needs approval?

- Contact staff

What are my steps if I need to go to ARB?

- Initial meeting with staff
- Submit application
 - Required information
 - Submission deadline
- Staff review of application – identify revisions or needed info
- Staff report and materials forward to the ARB
- ARB review and determination – scheduled meeting



ARB OVERVIEW

Who is the ARB and how does this process work?

- Meet on monthly bases – 4th Wednesday of each month
- 5 member board – appointed by City Council
- ARB's Charge
 - Preservation and maintenance of the District in accordance with the Code and Guidelines
 - Prevent deterioration of the District
 - Improve quality of life
 - Record, protect and preserve cultural resources
- ARB's Duties
 - Review and act on applications
 - Recommendation to PZC/CC
 - Maintain the Guidelines



APPLICATION PROCESS

What happens after ARB or staff approval?

- Building permit approval
 - More detailed information
 - Address conditions of approval
 - Approval prior to work being done

What if my plans change or I need to use a different material?

- Contact case planner to discuss whether this change can be approved by staff or ARB.



DISCUSSION QUESTIONS

- 1) What questions do you have about the Code/Guidelines and how they are applied?
- 2) For those that have been through the process, what has been most helpful and most challenging?
- 3) What steps can staff take to assist with this?
- 4) What other information or topics should be discussed in more detail at a future meeting?



PROPOSED CODE/GUIDELINES UPDATES

What is changing?

- Contributing/Non-contributing Nomenclature
 - Standard language applied to resources in district
 - May have been over-applied to some structures
 - Used to guide demolition decisions
- Modify nomenclature and how the demolition criteria is applied
- All demolition requests in the District still require ARB approval
 - Identified structures will require additional scrutiny for economic hardship
 - Remaining structures will require scrutiny but not the economic hardship criteria



DIRECTION FROM CC

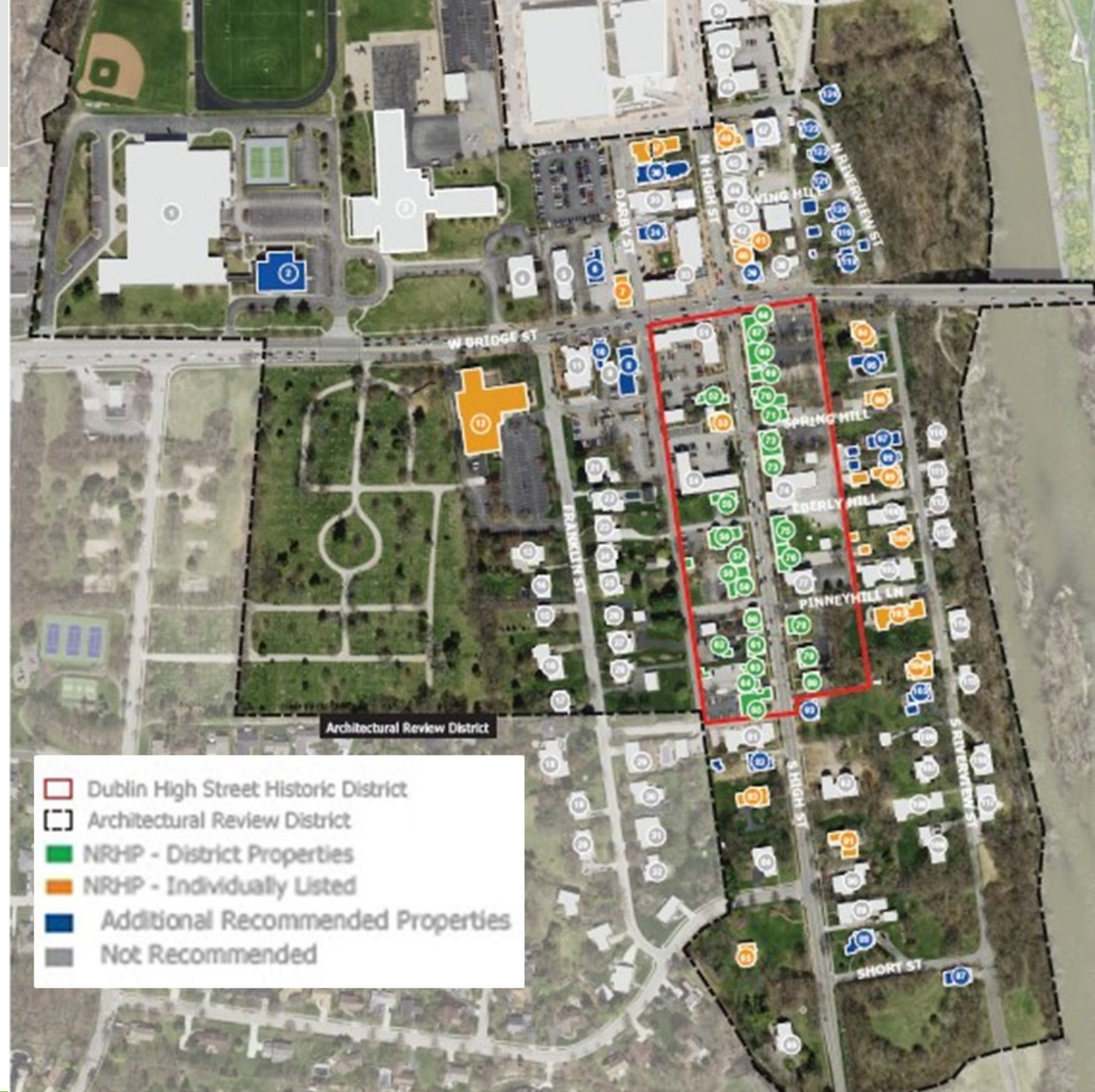
Higher burden for demolition:

NRHP district

Individually listed

1830s-1920s

Properties = context/character



NEXT STEPS

Review process

- ARB to PZC to CC (final determination)
- Public review and comment throughout the process

Next Steps

- 9/27/23 – ARB Introduction/Recommendation to PZC
- 10/25/23 – Potential 2nd ARB Meeting (if needed)
- TBD – PZC Recommendation to CC
- TBD – CC Introduction/Public Hearing (two meetings)



DISCUSSION QUESTIONS

1) What questions do you have about the proposed amendments?



OUTREACH AND ENGAGEMENT IMPROVEMENTS

Current Initiatives

- Offer Pre Meetings
- Provide Checklist for application submission
- Send yearly flyers
- Approved paint colors
- Information Session
- Post ARB process survey



OUTREACH AND ENGAGEMENT IMPROVEMENTS

Proposed Initiatives

- Additional educational/informational series
- Dedicated Historic District webpage
 - Develop FAQs/Toolbox
- Office hours in the Historic District
- Owner engagement throughout the review process
- Alternative Materials resource



DISCUSSION QUESTIONS

- 1) What are additional suggestions that staff could implement to support the residents and business owners with the District?



DISTRICT BACKGROUND

Overview

- Local Historic District and National Register District
- Important preservation tools
- Four treatments for historic resources – Preservation to Reconstruction

Local District

- Dublin's Designated Historic District – Appendices F & G

National Register

- Properties listed individually on National Register of Historic Places (NRHP)
- Series of properties create Dublin High Street Historic District (National Register District)

