

# OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE  
567 East Hudson St.  
Columbus, Ohio 43211-1030  
614/297-2470-fax 614-297-2496



OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA 6963-1		2.County FRA		4.Present Name(s)  <input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Paulus Residence	
Roll No. 1		Picture No.(s) 24			
6.Specific Address or Location 119 S. High Street			16. Thematic Association(s) commercial/architecture 19c		28. No. of Stories 1 1/2
6a. Lot, Section or VMD Number			17. Date(s) or Period 1890	17b. Alteration Date(s)	29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.City or Village If Rural, Township & Vicinity Dublin			18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material stone
8. Site Plan with North Arrow  POND HILL RIVERVIEW SCOTO RIDGE			18a. Style of Addition or Elements(s)		31. Wall Construction brick bearing
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319840 4440460 Zone Easting Northing			19. Architect or Engineer		32. Roof Type & Material gable/asph. shingle
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object			19a. Design Sources		33. No. of Bays Front 4 Side 4
11. On National Register? Yes			20. Contractor or Builder		34. Exterior Wall Material(s) 6-course Am. bond
12. N.R. Potential?			21. Building Type or Plan		35. Plan Shape L
13. Part of Estab. Hist. Dist? Yes			22. Original Use, if apparent residence		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved
14. District Potential?			23. Present Use commercial		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other
15. Name of Established District (N.R. or Local) Dublin H.D. (local)			24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions
			25. Owner's Name & Address, if known		39. Endangered? No By What?
			26. Property Acreage		40. Chimney Placement oc ridge; end int.
			27. Other Surveys in Which Included National Register 4/79		41. Distance from and Frontage on Road
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Simple L-shaped structure with gable roof, stone lintels and sills, wooden porch in ell and two frame additions on the rear. Windows on the first floor are one-over-one and those on the second floor are two-over-two.					
43. History and Significance (Continue on reverse if necessary) Built by Samuel Paulus, a local bricklayer in the late 19th century.					
44. Description of Environment and Outbuildings (See #52) Located on a landscaped lot with an outbuilding in the back yard; a frame graage and shed with shed roof at the rear along the alley. A curbstone with "Paulus" inscribed on it is in front. Brick sidewalk in front.					
45. Sources of Information OHI 8/76; property abstract					
					46. Prepared by Bassett/Recchie
					47. Organization BDR&C
					48. Date Recorded in Field 8/76
				49. Revised by N. Recchie	50. Date Revised 3/03
50b. Reviewed by					

FRA - 6963-1

FRANKLIN

PAULUS RESIDENCE

119 S. HIGH ST.



PHOTO

**Parcel** 273-000075      **Address** 119 S High St      **OHI** FRA-6963-1

<b>Year Built:</b> Ca.1890	<b>Map No:</b> 128	<b>Photo No:</b> 2099-2106 (7/12/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Commercial
<b>Style:</b> Vernacular/Gabled Ell	<b>Foundation:</b> Stone	<b>Wall Type:</b> Brick
<b>Roof Type:</b> Cross gable/asphalt shingle	<b>Exterior Wall:</b> Brick	<b>Symmetry:</b> No
<b>Stories:</b> 1.5	<b>Front Bays:</b> 4	<b>Side Bays:</b> 3
<b>Porch:</b> Shallow hipped roof porch at juncture of façade gable and ell	<b>Chimney:</b> 2, 1 Interior on ridge near center of house, 1 exterior on north elevation	<b>Windows:</b> Double-hung replacements

**Description:** The former house was built in the Gabled Ell form and expanded by a rear addition. The structure rests on a stone foundation, with brick masonry construction on the walls. The cross-gable roof is sheathed in asphalt. An open porch with a half-hipped roof is placed at the juncture of the façade gable and ell. The porch has a wood deck and square wood columns supporting the roof. The front door is within the porch. Windows present are double-hung replacements topped by broad lintels. A wood-clad storage building is west of the house.

**Setting:** The property is located on the west side of S High St in the old village core of Dublin. A stone carriage step with the family surname, Paulus, is east of the house, near the street. A paved and gravel parking lot is west of the house.

**Condition:** Good

**Integrity:** Location: Y Design: Y Setting: Y Materials: Y  
 Workmanship: Y Feeling: Y Association: Y

**Integrity Notes:** The building has good integrity.

**Historical Significance:** The building is contributing the City of Dublin's local Historic Dublin district and the Dublin High Street Historic District. The building is recommended to remain contributing to the both the local district and the recommended Dublin High Street Historic District, boundary increase.

**District:** Yes      Local Historic Dublin district      **Contributing Status:** Contributing  
**National Register:** Recommended Dublin High Street Historic District, boundary increase      **Property Name:** Paulus Residence



119 S High St, looking southwest



119 S High St, storage building, looking northeast



# BOARD ORDER

## Architectural Review Board

Wednesday, October 28, 2020 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**4. Magnolia  
20-152MPR**

**119 S. High Street  
Minor Project Review**

Proposal: Installation of a 5.5-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic South.  
Location: West of S. High Street, approximately 125 feet north of the intersection with John Wright Lane.  
Request: Review and approval of a Minor Project under the provisions of Zoning Code Sections 153.066 and 153.170, the *Historic Dublin Design Guidelines* and the *BSD Sign Design Guidelines*.  
Representative: Dyan Reckner  
Planning Contact: Zach Hounshell, Planner I  
Contact Information: 614.410.4652, zhounshell@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/20-152

**MOTION:** Mr. Kownacki moved, Ms. Kramb seconded, to approve the Minor Project with two conditions:

- 1) That the applicant removes the existing non-conforming signpost, prior to issuance of a new sign permit; and
- 2) That the applicant revise the sign design to provide .5-inch relief for the border and copy of the sign to add dimensionality to the proposed sign, subject to Staff approval.

**VOTE:** 5 – 0

**RESULT:** The Minor Project was conditionally approved by consent.

**RECORDED VOTES:**

Gary Alexander	Yes
Kathleen Bryan	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
B4050D11543A490...  
Zach Hounshell, Planner I



~~Ms. Bryan stated that two cases were scheduled on the Consent Agenda, and inquired if any Board member wished to move them to the regular agenda for discussion. No member requested to do so.~~

~~**1. Kne Residence, 55 S. Riverview Street, 19-094ARB-MPR - Extension**~~

~~A request for a six-month extension of a previously approved Board Order for Case 19-094ARB-MPR for an addition to a detached garage on a 0.40-acre site zoned Bridge Street District Historic Residential, southwest of the intersection of S. Riverview Street with Spring Hill Lane.~~

~~Mr. Kownacki moved, Ms. Kramb seconded to approve the six-month extension.~~

~~Vote on the motion: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Bryan, yes; Ms. Kramb, yes; Mr. Kownacki, yes.~~

~~[Motion carried 5-0]~~

**4. Magnolia at 119 S. High Street, 20-152ARB-MPR, Minor Project Review**

A request for the installation of a 5.5-square-foot projecting sign for an existing tenant space zoned Bridge Street District Historic South, located west of S. High Street, approximately 125 feet north of the intersection with John Wright Lane.

Ms. Bryan inquired if the applicant had any objection to the proposed conditions. The applicant indicated they had no objection.

Mr. Kownacki moved, Ms. Kramb seconded to approve the Minor Project Review with two conditions:

- 1) The applicant remove the existing non-conforming sign post prior to issuance of a new sign permit.
- 2) The applicant revise the sign design to provide .5-inch relief for the border and copy of the sign to add dimensionality to the proposed sign, subject to staff approval.

Vote on the motion: Mr. Cotter, yes; Mr. Alexander, yes; Ms. Bryan, yes; Ms. Kramb, yes; Mr. Kownacki, yes.

[Motion carried 5-0]

**CASES**

~~**2. Bechert Residence at 156 S. High Street, 20-155INF, Informal Review**~~

~~Ms. Bryan stated that this is a request for feedback on the proposed construction of a two-story, single-family home on a 0.24-acre site zoned Bridge Street District Historic Residential, located east of S. High Street, approximately 100 feet south of the intersection with John Wright Lane.~~

**STAFF PRESENTATION**

History

Mr. Ridge stated that that on February 27, 2019, ARB provided an Informal Review of this site, 156 S. High, and the adjacent 158 S. High site. The proposal was for demolition of the existing structure and the construction of three residential units. On June 24, 2019, ARB approved the demolition and informally reviewed a proposal for two single-family homes. On September 25, 2019, the ARB approved a new single-family home for 158 S. High Street, and that construction has begun. A previous applicant came before the Architectural Review Board on the same date with a proposal for



CITY OF DUBLIN.

Land Use and  
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Web Site: www.dublin.oh.us

## ARCHITECTURAL REVIEW BOARD

### BOARD ORDER

FEBRUARY 21, 2007

The Architectural Review Board took the following action at this meeting:

**1. Architectural Review Board 06-120ARB – 119 South High Street – Our Cup Cakery and Party Panache – Sign**

**Location:** 0.14 acre located on the west side of South High Street, approximately 125 feet south of Pinney Hill.

**Existing Zoning:** CB, Central Business District.

**Request:** Review and approval of a multi-tenant sign for an existing building.

**Proposed Use:** An existing commercial building.

**Applicant:** Dortha Moffit, 126 Franklin Street, Dublin, Ohio 43017; represented by Patricia J. Baker, 8702 Hawick Court North, Dublin, Ohio 43017.

**Staff Contact:** Joanne Ochal, Planner.

**Contact Information:** (614) 410-4683/Email: jochal@dublin.oh.us.

**MOTION:** Thomas Holton made a motion, seconded by Clayton Bryan, to approve this application with the following four conditions:

- 1) That the existing temporary sign be removed upon installation of this permanent sign;
- 2) That all paint be matte finish;
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation; and
- 4) That the hardware used to connect the sign to the post be complimentary to the design intent, and subject to Planning approval.

\* Patricia J. Baker, representing the applicant agreed to the above conditions.

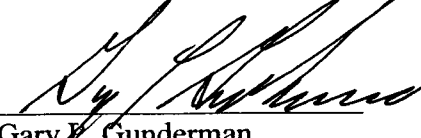
**VOTE:** 4 – 0.

**RESULT:** This application was approved.

**RECORDED VOTES:**

Thomas Holton	Yes
Kevin Bales	Yes
Clayton Bryan	Yes
William Souders	Yes
Linda Kick	Recused

**STAFF CERTIFICATION**

  
 Gary J. Gunderman  
 Planning Manager



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## DUBLIN ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

FEBRUARY 21, 2007

1. Architectural Review Board 06-120ARB – 119 South High Street – Our Cup Cakery and Party Panache – Sign (Approved 4 – 0)
2. Architectural Review Board 07-003ARB – 65 West Bridge Street – Town Center II – La Chatelaine – Patio Furniture (Approved 5 – 0)
3. Architectural Review Board 07-007ARB – 22 North High Street – Schade Photography – Sign (Approved 5 – 0)

Chair Thomas Holton called the meeting to order at 7:00 p.m. Other members present were: Clayton Bryan, William Souders, Linda Kick and Kevin Bales. Staff members present were: Gary Gunderman and Libby Farley.

#### **Administrative Business:**

Mr. Gunderman reported that the Historic Dublin Sign Survey had been sent to 131 business owners in the District.

#### **Motion and Vote:**

Mr. Bryan moved to approve the January 24, 2007 meeting minutes as presented and Ms. Kick seconded the motion. The vote was as follows: Mr. Souders, yes; Mr. Bryan, yes; Mr. Holton, yes; Ms. Kick, yes; and Mr. Bales, yes. (Approved 5-0.)

#### **Motion and Vote:**

Mr. Bales moved to accept the documents into the record and Mr. Holton seconded the motion. The vote was as follows: Mr. Bryan, yes; Mr. Holton, yes; Mr. Souders, yes.; Ms. Kick, yes; and Mr. Bales, yes. (Approved 5-0.)

Mr. Holton swore in those who intended to testify in regards to these cases.

- \* 1. Architectural Review Board 06-120ARB – 119 South High Street – Our Cup Cakery and Party Panache – Sign

Thomas Holton announced that Linda Kick recused herself and left the room because she had a business contact with the applicant's representative.

Gary Gunderman presented this report and slides for review and approval of a post-mounted projection sign. He provided a list of *Historic Dublin Guidelines* and *City of Dublin Zoning*

Code criteria which had been met. He said the proposed cedar sign with two tenant panels uses appropriate historic materials, colors and font styles, and continues the pedestrian scale of the Historic District. He said the tag line font is included in the *Guidelines* and the other font used is similar to a font listed in the *Guidelines*. He said therefore, Planning recommends approval of this application with the three conditions listed in the Planning Report.

There was a discussion regarding the hardware to be used to attach the sign. It was pointed out that generally, in the District, signs are held with brackets and chains. The Board members decided that the hardware should be conducive to the *Guidelines* (subject to design intent) and approved by staff.

A concern was mentioned by Mr. Bryan that the font proposed was *similar* to one in the *Guidelines* but not the same. It was suggested that in the future, assistance be obtained from the Historical Society regarding typical fonts historically used. Mr. Bryan preferred that an application state that the proposed font is custom, rather than similar to one in the *Guidelines*, and that each case be reviewed individually. Mr. Gunderman commented that often, many proposed signs use established logos and lettering which is also discussed in the *Guidelines*.

Ms. Baker inquired about required landscaping and was told by Mr. Gunderman that a landscaping plan must be submitted for review and approval to Land Use and Long Range Planning before the issuance of the sign permit.

**Motion and Vote:**

Mr. Holton moved to approve this application with the three conditions listed in the Planning Report, adding Condition 4:

- 1) That the existing temporary sign be removed upon installation of this permanent sign;
- 2) That all paint be matte finish;
- 3) That a sign permit be obtained from Land Use & Long Range Planning prior to installation; and
- 4) That the hardware used to connect the sign to the post be complimentary to the design intent, and be subject to Planning approval.

Clayton Bryan seconded the motion. Patricia J. Baker, representing the applicant agreed to the conditions as listed above. The vote was as follows: Mr. Souders, yes; Mr. Bryan, yes; Mr. Holton, yes; and Mr. Bales, yes. (Approved 4-0.)

**2. Architectural Review Board 07-003ARB – 65 West Bridge Street – Town Center II – La Chatelaine – Patio Furniture**

Gary Gunderman presented this report and slides. This is a request for review and approval of an alternative style of patio furniture and umbrellas to that approved by the Board on January 25, 2006 without input of the applicant who feels the proposed furniture more appropriately complements the theme of the restaurant. Planning recommends approval of this application with two conditions as listed in the staff report.

Stan Wielezynski, the applicant, pointed out that the previously approved Passport chairs had already been purchased and that he decided not to change the chair style as proposed. He said 12 to 14 tables with market-style burgundy and linen colored umbrellas would be anchored into the concrete pavers.