



District are defined as adding to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the *Historic and Cultural Assessment*. Buildings and resources are designated landmark for a variety of reasons including National Register eligibility, period of significance, and sufficient integrity.

- ▶ Background buildings and cultural resources within the Historic District are those that do not add to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the *Historic and Cultural Assessment*. Buildings and resources are designated background for a variety of reasons including National Register ineligibility, irrelevance to the period of significance, and insufficient integrity.

### 3.4 Application of Guidelines

#### Overview

These Guidelines provide the ARB with guidance in reviewing applications for approvals related to modifications of existing buildings or structures and the construction of new buildings or structures. They are intended to communicate either a desired or undesired outcome or preference. As Guidelines, interpretation is discretionary on the part of the ARB within the parameters of the regulations that establish and govern the Board.

The terms “should”, “should not”, and “avoid” used in the Guidelines signify a desired or undesired outcome or preference. For the purpose of applying these Guidelines by the Board, the terms “should”, “should not”, and “avoid” will include consideration by the Board of feasibility and practicality, guided by consideration of factors such as the context of the proposed improvements, availability of materials, site conditions, building conditions, and other applicable City policies and plans. In exercising discretion in applying the Guidelines, the Board will consider and weigh these and other factors as circumstances require. Each project is reviewed on an individual, case-by-case basis, and there are times when more flexibility or creative solutions are needed in applying the Guidelines. When those situations occur, the Board will be clear in stating the reasons for its decision.

#### Zoning Regulations

The Design Guidelines supplement the regulations contained in the Dublin Zoning Code. In the event of a conflict between these Guidelines and zoning regulations, the zoning regulations will apply unless specifically modified through approval by the ARB as authorized by the Zoning Code.

The Guidelines illustrate how the Zoning Code may be successfully applied to existing historic structures and new infill development.

**Parcel** 273-000043      **Address** 129 S High St      **OHI** FRA-8804-1

<b>Year Built:</b> Ca.1880	<b>Map No:</b> 128	<b>Photo No:</b> 2111-2115 (7/12/16)
<b>Theme:</b> Domestic	<b>Historic Use:</b> Single family house	<b>Present Use:</b> Civic
<b>Style:</b> Vernacular	<b>Foundation:</b> Not visible	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/asphalt shingle	<b>Exterior Wall:</b> Wood shingle	<b>Symmetry:</b> No
<b>Stories:</b> 1	<b>Front Bays:</b> 3	<b>Side Bays:</b> 2
<b>Porch:</b> Concrete stoop at front door, recessed porch on addition	<b>Chimney:</b> 1, Exterior, on northwest corner of rear addition	<b>Windows:</b> Double-hung replacements with 6-over-6 faux muntins

**Description:** The original structure is a one-story Hall and Parlor form building with a side-gable roof. An added breezeway connects this to a much larger addition west of the structure. As a whole, the roof of the building is sheathed in asphalt shingles and the exterior is clad in wood shingles. On the original structure, the front door is centered on the façade and flanked by double-hung replacement windows.

**Setting:** The property is located on the northwest corner of S High St and John Wright Ln in the historic core of Dublin. A parking lot is west of the building

**Condition:** Good

<b>Integrity:</b> Location:	Y	Design:	N	Setting:	Y	Materials:	N
Workmanship:	N	Feeling:	N	Association:	N		

**Integrity Notes:** The building has poor integrity from multiple renovations and material changes.

**Historical Significance:** ~~The property was listed as a non-contributing building in 1978 as part of the Dublin High Street Historic District. It is recommended non-contributing to the City of Dublin's local Historic Dublin district, as well as the recommended Dublin High Street Historic District, boundary increase.~~

<b>District:</b> Yes	Local Historic Dublin district	<b>Contributing Status:</b> <del>Non-contributing</del>
<b>National Register:</b>	Recommended Dublin High Street Historic District, boundary increase	<b>Property Name:</b> N/A



129 S High St, looking southwest



129 S High St, garage, looking northwest

**MINUTES OF MEETING  
DUBLIN ARCHITECTURAL REVIEW BOARD MEETING  
JANUARY 27, 1988**

Board Members attending: Mrs. Schenk, Mr. Kellett, Mr. Frederick and Mr. DeGrazia. Mr. Carpenter was absent.

The first case scheduled for this evening was for an application by Nancy Keating, owner of Flights of Fancy, and Mr. Robert Darragh reported that he had not received the application and she was not present. The next item was:

**2. CASE AR88-002 - 129 S. High Street - Travel & Tourism Facility**

Mr. Robert Darragh reported that this application is by the City of Dublin and the Dublin Chamber of Commerce. The City has leased the property to the Chamber of Commerce and with the Bed Tax which was recently enacted there will be funding for the Chamber of Commerce to enact a Travel & Tourism Bureau at the site of the old City Hall building and old City Hall Maintenance Building.

Mr. Phil DeLong of Meyers NBD Architects, represented the Dublin Chamber of Commerce and explained the proposal. The original portion of the existing house will remain. The two additions to that structure will be razed as will the existing concrete block building. The new structure will be approximately 2,600 square feet and will include restrooms that will be open to the public during normal business hours. There will also be 16-18 parking spaces and possibly one space to accommodate bus parking.

The rendering shown by Mr. DeLong showed medium brown wood siding, asphalt shingles, and wood windows. The existing house near the street will have the same siding and roof treatment. The chimney for the new building will be brick and the courtyard area will be of some type of pavement.

Mr. DeLong said that the official groundbreaking will be on St. Patrick's Day.

The Board approved the request to raze the existing block building and the two additions to the house. The Board approved the concept for the new structure with the condition that the specific materials and colors be reviewed when that data becomes available.