

## 20-133ARB-INF – HISTORIC DUBLIN STONE WALLS

### Summary

Request for informal review and feedback on the installation of stone walls along South High Street from Bridge Street to John Wright Lane.

### Site Location

South High Street between Bridge Street and John Wright Lane.

### Property Owner

City of Dublin

### Applicant/Representative

Dana L. McDaniel, City Manager, City of Dublin

### Applicable Land Use Regulations

Zoning Code Section 153.066 and  
*Historic Dublin Design Guidelines.*

### Case Manager

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### Next Steps

Upon receipt of informal review and feedback by the Architectural Review Board, the applicant will need to obtain approval by the Planning and Zoning Commission.

### Zoning Map



# 1. Context Map



20-133  
Informal Review  
Historic Dublin Stone Walls  
South High Street

0 75 150  
Feet

A north arrow symbol consisting of a circle with an upward-pointing arrow and the letter 'N' inside the circle.

## 2. Overview

### Background

On January 17, 2020, the Community Development Committee (CDC) of Council reviewed plans for improvements along South High Street. As part of that discussion, the Committee expressed interest in extending an existing stone wall along the west side of S. High Street to the south, as part of the S. High Street treescape improvement project. The Committee was supportive of exploring the expansion of stone walls, with the intention of providing additional seating opportunities, as well as landscape opportunities throughout the corridor. The Committee also expressed an interest in studying additional sites where new walls could be located along the street.

An update to this discussion was provided to City Council on February 10, 2020. Following that, members of the Community Development Committee visited the area along S. High Street with staff from Parks and Recreation, Forestry, and Engineering to assess the area and the proposed improvements, which include significant changes to the trees and landscape along the street.

Most recently, on July 27, 2020, the Parks and Recreation Department presented City Council with an update on the progress of the S. High Street improvements, which included the overall streetscape improvements with proposed landscape material and the proposed stone walls. City Council confirmed staff's recommendation to proceed with the improvements and requested that the Architectural Review Board review the stone wall details and provide informal feedback.

### Site Characteristics

#### *Natural Features*

The site contains significant grade change between the sidewalk and curb. The proposal includes modifications to existing grades.

#### *Historic and Cultural Facilities*

There are a number of stone relics along the S. High Street corridor, which will be preserved with the proposed improvements, including two carriage steps, and a hitching post in obelisk style. The intent is that the resources will remain in same general location with movement to allow for changes in grade.

#### *Surrounding Land Use and Development Character*

This stretch of South High Street is located within the right-of-way with properties adjacent zoned BSD-HC: Bridge Street District, Historic Core at the northern portion of the impacted area and BSD-HS: Bridge Street District, Historic South at the southern portion of the impacted area. The general character is small cottage style commercial buildings with a mix of retail and restaurant uses, and including a limited number of residences.

#### *Road, Pedestrian and Bike Network*

The site encompasses a portion of S. High Street between Bridge Street and John Wright Lane. There are brick sidewalks provided along both the east and west sides of S. High Street.

#### *Utilities*

Public utilities, including water and sanitary, are provided along the entire length of S. High Street impacted by this proposal.

## **Proposal**

The proposal is for the installation of new stone walls in various locations along the S. High Street corridor between Bridge Street and John Wright Lane. Additionally, a suspended pavement system will be installed under portions of the street and parking areas to increase the tree lawn soil volume needed to support large trees. The new retaining walls will facilitate the tree's access to this new soil, by lowering the plants to street level. This will ultimately result in the ability to plant a healthy, homogenous tree lined street as requested by the Community Development Committee (CDC). Additionally, freestanding seat walls would be added to provide additional seating along the street.

The project will be broken into phases of implementation, with the main focus on replacing trees removed recently and then replacing the remaining trees as they decline. The initial phase will be focused on the west side of the street, where most of the street trees were removed due to power line interference. The walls proposed in this initial phase will only be where the existing sidewalk is higher than S. High Street. The purpose of the walls is to retain the existing sidewalk at its current level while allowing the trees to access the soil under the pavement. These walls will also provide a seat wall along the street for people to utilize.

Concurrently, the City of Dublin's Department of Engineering is working on a project to remove the AEP power lines and poles from S. High Street in the next couple of years. As the trees will take at least 5-8 years to grow tall enough to interfere with the power lines again, the lines will be gone before that can occur.

The second phase, which will be scheduled at a future date, would be to replace other trees that are declining and install additional stone seat walls and decorative columns to match the style and character of existing traditional Historic District stone work.

### *Stone Wall Details*

The first phase is for stone retaining walls on the west side of S. High Street. These retaining walls are proposed to be a maximum of 30-inches in height, and establish a consistent grade to plant the new trees at a lower elevation. The retaining walls will also allow the proposed trees to take full advantage of the soil volumes added by the new cell systems, which will be installed with the trees. Finally, the new retaining walls will structurally support the sidewalks and provide public seating areas along the walkway. The total length of the walls is approximately 600 linear feet. The walls are proposed to be constructed of a natural limestone veneer with racked back mortared joints to mimic Dublin's typical dry stacked historic walls. An example of this construction is at the Ground of Remembrance (northwest corner of Rock Cress Pkwy and N. High Street). Due to the retaining nature of these walls and the limited area between the sidewalk and street, dry laid stone walls are not a viable option.

The second phase is for the installation of stone seat walls with decorative column ends sometime in the future. These would be installed in addition to the retaining walls at locations still to be finalized. The walls would be installed in various lengths to provide additional seating throughout the corridor, and would be constructed with Dublin's typical dry laid stone wall details. The seats are proposed to be between 18-inches and 24-inches in height. The columns will be taller and are proposed to be topped with a traditional bookshelf stone cap.



### **3. Recommendation**

Staff recommends the Architectural Review Board provide feedback about the stone walls proposed along S. High Street.