

# 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		6963-1 FRA -
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		FRANKLIN
6a. Lot, Section or VMD Number		17. Date(s) or Period 1890		17b. Alteration Date(s)		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular <input type="checkbox"/> High Style <input type="checkbox"/> Elements		PAULUS RESIDENCE
8. Site Plan with North Arrow  POND HILL RIVERVIEW SCOTO RIDGE ↑ H H H				18a. Style of Addition or Elements(s)		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319840 4440460 Zone Easting Northing				19. Architect or Engineer		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				19a. Design Sources		FRANKLIN
11. On National Register? Yes				20. Contractor or Builder		
12. N.R. Potential?				21. Building Type or Plan		PAULUS RESIDENCE
13. Part of Estab. Hist. Dist? Yes				22. Original Use, if apparent residence		
14. District Potential?				23. Present Use commercial		FRANKLIN
15. Name of Established District (N.R. or Local) Dublin H.D. (local)				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		
16. Property Acreage				25. Owner's Name & Address, if known		FRANKLIN
17. Other Surveys in Which Included National Register 4/79				26. Endangered? No By What?		
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.				27. Distance from and Frontage on Road		FRANKLIN
43. History and Significance (Continue on reverse if necessary) Built by Samuel Paulus, a local bricklayer in the late 19th century.				44. Chimney Placement oc ridge; end int.		
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. Distance from and Frontage on Road		FRANKLIN
45. Sources of Information OHI 8/76; property abstract				46. Prepared by Bassett/Recchie		
46. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)				47. Organization BDR&C		FRANKLIN
47. History and Significance (Continue on reverse if necessary)				48. Date Recorded in Field 8/76		
48. Description of Environment and Outbuildings (See #52)				49. Revised by N. Recchie		FRANKLIN
49. Sources of Information				50. Date Revised 3/03		
50. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)				50b. Reviewed by		FRANKLIN
51. History and Significance (Continue on reverse if necessary)				51. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)		



PHOTO

6963-1  
FRA -

FRANKLIN

PAULUS RESIDENCE

119 S. HIGH ST.

**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



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
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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.

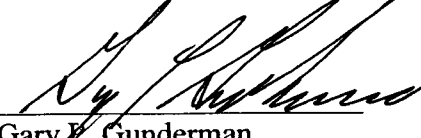
**VOTE:** 4 – 0.

**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



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
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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.