



MEETING NOTES

Historic Dublin Task Force

Tuesday, November 17, 2020 | 4:30 - 6:30 pm

Historic Dublin Task Force Members Present: Kim Way (Chair), Kathy Lannan (Vice Chair), Carol Matune, Mary Lou and Alan Szuter, Lynn Long, Clay Rose, Sally Van Horn, Paula Yonnotti-Ansel, Garrik Daft and Burt Dowden joined the meeting late.

HDTF Members Absent: Ed Ostrowski, Craig Price, Jay Nordenbrock, Becky Brightman, Enas Lanham, Olivia Wirth, and Rohan Madan.

City Council and Dublin Staff: Council Member Andrew Keeler; Jennifer Rauch, Planning Director; Tammy Noble, Senior Planner; Sara O'Malley, Economic Development Administrator; and Laurie Wright, Administrative Support II.

Ms. Noble said everyone should have received the draft recommendations to review. She had received a handful of comments but they were mostly about grammar and formatting issues.

In terms of this meeting, Ms. Noble said they would discuss the draft report that was sent out previously and Ms. Rauch shared it on her screen. Ms. Noble started the review by reading the Purpose Statement and the Process section, of which she requested feedback. She stated that from January to September an educational series was needed just to get to the point where the group could talk about what they would support or what they see as challenges in the Historic District.

Mr. Szuter said he had a comment about the statement on preservation and wanted to get the groups' feedback. The report states that the Task Force supports preservation without any background. He said he thought the group agreed that they support preservation as long as the structure contributes to the District. He was concerned about the tone that it sets as a large print quote because it is not reflective of the general decisions the group wanted to move forward with. Ms. Van Horn said she supports preservation and believes preservation is the key in the District to keep what we can of what is historic. She asked if that is not what Mr. Szuter felt. Mr. Szuter responded that he supports the appropriate balance of preservation but stated some buildings do not contribute significant value to the District. Ms. Szuter said two more houses in the district were just torn down but honestly really should be torn down. She stated buildings should be more about appropriate size, height, and scale. Ms. Van Horn emphasized preservation is important to save what still exists in the District. Mr. Szuter said preservation of the historic structures is what is really important as opposed to some of the various cinder block buildings that exist or the L-shaped building. Preservation should not be the absolute focal point but that it has to be appropriately balanced preservation. Mr. Way said the quote should represent the groups'



viewpoints and asked for modifications to the quote. Ms. Szuter said she did not want the message to be that the Task Force wants to preserve everything, regardless of its contribution to the District. Mr. Keeler said the intent is about preserving the charm and the identity of the Historic District. There are contributing and non-contributing properties in the District. He said if a developer or owner comes forward with plans to the Architectural Review Board, those plans would be reviewed to determine their appropriateness. Mr. Szuter said Mr. Keeler's statements reflected his own sentiments. Ms. Lannan said when she read that quote, it did not really speak to her as preserving everything, it just spoke to trying to preserve the historic properties left and to not be so quick to allow demolition orders. She did not see conflict with preservation and new development.

Ms. Noble mentioned the City has completed an important project called the Historic and Cultural Assessment Project that identified contributing and non-contributing structures and features located throughout the District. She suggested using that as guidance to when or if demolition occurs. Ms. Van Horn recommended modifying the quote to say "Preservation of historic charm, is key within the District" because then it doesn't look like the Task Force wants to preserve everything that is existing and not do anything else with it. Mr. Szuter agreed wholeheartedly because that is the key that came out of the discussion.

Ms. Noble said the next page is a visual representation of their meeting schedule since January 2020. She also noted the mapping exercise that was provided in the report that detailed the Task Force's efforts in pinpointing what are pros and cons in the District and links for people to find that information. She stated there is a snapshot of the mapping exercise and a link to where the information can be accessed.

Mr. Szuter said he liked the quote "The City Needs to Support Small Businesses that Makeup Our Historic District" and stated that he felt it reflected what the Task Members have said. Ms. Noble thought that was going to be even more important in the next six months, as the impacts of the pandemic has on the businesses is revealed. Mr. Szuter provided an anecdotal example. He stated that his business in the City of Columbus did not have patio space because the building is situated on property line. The City allowed them to add patio space in the alley next to building. He emphasized that it is important the City recognizes businesses in this area that need that kind of quick, supportive response to continue business and that the Historic District is worth investing in. Ms. Noble said the City Manager has been really supportive of similar efforts that allow business to continue during this pandemic, including temporary patio space and signage. Mr. Szuter said the City needs to keep this on the forefront, if they want it to be a viable district.

Mr. Way noted this is the only map in the document and asked if it was possible to label the Historic District boundary. Ms. Noble responded that this would be included in the updated version.

Ms. Szuter referred to portion of the report on the Mobility Program. She said she was not sure what that was. Ms. Noble explained it was referencing the shuttle services that the City is diligently supporting as well as the bike share programs. She noted JM Rayburn had spoken about the various types of mobility in his presentation.

Ms. Noble said that any comments for the members are welcomed and most importantly, the verbiage and recommendations should reflect how the Task Force feels. The first task they were charged with was an updated Historic District Area Plan that included 12 components. She asked for any comments regarding this section starting with 'Gateways'.

Ms. Szuter said staff included everything that the members had discussed and had nothing to add. Ms. Matune thought the document was very comprehensive. Ms. Noble asked if she should continue through reviewing the recommendations. The main focus for this meeting was to ask if there were any further modifications needed and if not mentioned in this meeting, to get them to her in the next day or so as she planned to finish the report by the end of this week as it goes into the City Council packet early next week.

Ms. Szuter brought everyone's attention to the Diversity of Uses. She recalled the group talking about permitting residential apartments above retail. Ms. Rauch stated that residential uses above retail could still be permitted and would add to the vitality of the District. Mr. Way thought that was under mixed-uses but residential was not inserted specifically. Ms. Noble said that was an important clarification. She then asked Ms. Rauch if multi-family residential would be permitted over multiple tenant spaces to which Ms. Rauch answered she would have to look at specifics for the different areas.

Mr. Way noted the second bullet statement under parking, which referred to suburban design requirements and he offered some alternative language. He added 'for a more urban character and materials applicable to the Historic District'. He asked if the word suburban could be changed to something better. Ms. Noble said that the appropriate changes would be made.

As the conversation progressed, Mr. Szuter said he gets excited about the possibility of adding the McDowell property on the south side and having Spring Park in the middle of that. This area differentiates itself so much from Bridge Park by the park spaces and scale, etc.

Ms. Noble said there are several areas in the District that represent quaint spaces to sit and relax. They are appropriate in scale and create examples of open space. Ms. Matune suggested putting the picture in place of the one on page 14 as that repeats the cover. Changing the cover photo was also suggested. Ms. Noble agreed that readers will be drawn to the pictures and quotes. Mr. Way suggested adding captions under the photographs.

Ms. Lannan asked if the City of Dublin could work with the City of Columbus to create a path from Riverside Green up to Bridge Park along the east side of Riverside Drive. Ms. Noble commented that parkway connections and greenway preservation is strongly related to the efforts of other communities and the City works diligently to provide the connections regardless of jurisdiction.

Mr. Way asked if Kiwanis Park was on both sides of the Scioto River, which made him consider that connection with the park expanding. Mr. Rose said there is a boardwalk on the east side of the Scioto River behind some of the office buildings down there. Ms. Lannan thought there were plans for a new bike path thru Kiwanis Park. Mr. Way asked if another boardwalk would be needed to go under the overpass. Ms. Matune said it would be strongly supported if they had a pedestrian walkway along the bypass wall.

Ms. Szuter asked if there was any possibility of another pedestrian bridge south of SR 161 but not as elaborate. Ms. Noble answered not that she is aware of. Ms. Szuter said it would connect the older folks that reside at Friendship Village. Mr. Way suggested connecting to the McDowell property. Ms. Szuter asked if these ideas should even be in this report as it would probably be a long-term goal. Mr. Rose said this is list of recommendations and not all will be done at the same time.

Ms. Noble said one of the next steps will not only be to finalize these recommendations but to meet with all the entities they have worked with thus far including Economic Development, Engineering, and Parks, etc. to see if there are fiscal implications that we need to consider to ensure the recommendations are feasible. We will make sure we have the resources to put towards recommendations. Ms. Noble asked Ms. Szuter if she wanted it added to this report or to the ideas being shared with internal staff. Ms. Szuter answered to share with internal staff for right now, and to hold off on including these ideas in City Council's packet.

Ms. Van Horn asked about moving visitors; they park their car and want to go from one part of the Historic District to the other. She suggested a trolley would make a cute shuttle and added her preference is some sort of mobility that is charming. Ms. Noble said that had been discussed in numerous settings. But again these are recommendations to be considered. Ms. Noble offered to make a bullet point in the report. Ms. Matune suggested a horse and buggy as a charming mode of travel.

Ms. Szuter referenced the last paragraph on the bottom of page 17. She asked if something was missing. Mr. Rose thought maybe the word manner was missing at the end.

Ms. Szuter referenced the section that referred to assisting small business owners and their ability to maintain their operations. She thought that might be too broad. She thought maybe more specific types of assistance like monetary needs should be included. Ms. Noble said she would

make modifications to the language including assisting property owners with City processes. After all the appropriate modifications were made she would send the final draft to the members. She asked about their interest in meeting again.

Mr. Rose said that if the changes were made that were discussed at this meeting, no additional meetings would be necessary. Ms. Noble said that the next steps included Mr. Way and Ms. Lannan speaking to the Architectural Review Board and finally presenting to City Council.

Ms. Noble said she appreciates everyone's commitment. Ms. Rauch gave thanks to Ms. Noble and to all members for collaborating. Mr. Keeler said, as a Council Member, what he has heard here is congruent with how he feels about the District. Ms. Rauch adjourned the meeting at 5:30 pm