

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: August 23, 2022
Initiated By: Megan D. O'Callaghan, Deputy City Manager/Chief Finance and Development Officer
Jennifer M. Rauch, AICP, Planning Director
Re: Historic District Discussion

Summary

City Council discussed the Historic District during their annual retreat focusing on the preservation, composition, and management of the District. During the discussion, several topics were raised of how properties within the District should be addressed primarily focusing on a preservation perspective. At the April 18, 2022 Work Session, City Council further discussed the topic and provided feedback to staff. Based on this feedback, staff has prepared information for City Council's consideration and direction.

Background

The City's designated Historic District includes properties outlined on Appendices F and G with the Zoning Code, which are under the purview of the Architecture Review Board. Appendix F outlines the local historic district boundaries of Dublin's Historic District, while Appendix G identifies historic properties located outside of Historic Dublin. Properties located on both Appendices are under the purview of the Architectural Review Board. Within the Historic District, there are properties that are individually listed on the National Register of Historic Places and a series of properties that make up a National Register historic district called the Dublin High Street Historic District. There are also properties outside of the Historic District boundaries that are individually listed or eligible to be listed on the National Register of Historic Places.

The City has focused on a number of previous efforts from 2015-2021, which built upon each other to create a comprehensive approach to understanding the desired outcome for the Historic District. These efforts include the following:

- 2017 recommendations of the Historic and Cultural Assessment (*accepted by City Council on September 25, 2017, Resolution 71-17*)
- 2020 Historic District Task Force Recommendations (*Task Force created through Resolution 57-19, approved by City Council on October 21, 2019. Task Force presented recommendations report to City Council on January 4, 2021*)
- 2021 Adopted Historic District Zoning Code (*adopted by City Council on February 22, 2021, Ordinance 03-21*) and Design Guideline amendments (*adopted by City Council on May 24, 2021, Resolution 28-21*)

The primary outcome of these efforts resulted in a policy decision that focused on how to balance preservation of the historic character and scale within the Historic District, while

allowing opportunities for new construction and alterations to existing structures. This focus was grounded in the understanding that the Historic District contains a variety of structures constructed over a wide timeframe ranging from the early 1800s to the 1960s to the present, and City Council's and the community's desire to limit further erosion of the character and scale of the existing resources in the District. The 2021 Code and Design Guidelines incorporated language that supports the notion that historic resources should be valued and preserved to the extent possible, but also not limit the opportunity for modifications or new construction to be considered thus leading to a vibrant Historic District.

City Council Goal

City Council's discussion during the annual retreat focused on understanding the background and previous initiatives that have taken place in the Historic District, including the 2018 Historic and Cultural Assessment, 2020/21 Historic District Task Force recommendations, and the 2022 Historic District Code and Guidelines update; discussion about the historic nature of the District and how preservation should be handled; understanding of the National Register District boundaries, and the impacts of expanding the District, including the review process. As part of their 2022 goal setting, City Council identified a specific goal for the Historic District:

Strengthen the Stewardship and Vitality of our Historic District Core

Explore a possible preservation area and dedicate day-to-day management. Establish definitive goals on "what" the Dublin community aim to preserve – environment, structures, era and architecture. Consider a potential "preservation" District/Area within the Historic District. Explore dedicated management and support options and structure that would allow "someone" to wake up every day with a focused mission and tools of delivering on the goals of the District.

A follow-up discussion was held at an April City Council Work Session where staff shared the background on the recently adopted Historic District Code and Design Guidelines (2021), which included a significant public review process. It also included direction from City Council to remove the Historic District from the Bridge Street District to ensure the historic character and scale were maintained. Throughout the development of the revised Historic District Code and Design Guidelines, there were numerous opportunities for public engagement, including a stakeholder group that initiated the project, as well as public workshops, and public review meetings. As a result of these meetings and input sessions, the Code and Design Guidelines focused on the policy guidance that preservation of historic resources should come first, while also allowing for infill and redevelopment opportunities if they meet the character of the Historic Character. The adopted Code and the Design Guidelines stress both of these objectives, which were shared as part of the Board and Commission review process. This sentiment was consistent with the outcomes and recommendation of the Historic District Task Force. City Council's discussion during the Work Session included determining the period of significance, how to address contributing/noncontributing structures, and the potential adjustment of the existing National Register District boundaries.

Since the Work Session additional feedback has been provided to staff regarding this topic with a focus on the utilizing the existing Code and Guidelines, expanding the National Register District boundary, expanding the period of significance for the Historic District, determining how and whether to use the contributing and noncontributing recommendations, modifying the

demolition criteria, and including properties outside the Historic District individually eligible for the NRHP. Staff has prepared additional information for City Council's discussion, and engaged with Greg Dale, McBride Dale, who was the consultant used throughout the recent Code and Guidelines amendment process. He and staff will facilitate the conversation with City Council as part of the Work Session discussion.

Boundary Increase and Contributing/Noncontributing Structures

In 2015, staff and the Architectural Review Board highlighted the need to update the existing Ohio Historic Inventory data, provide a detailed inventory and evaluation of other relevant historic and cultural resources in the City of Dublin and its planning area, develop strategies to encourage and fund historic preservation efforts for property owners, complete an assessment of contributing and non-contributing buildings in Historic Dublin, and provide general historic architectural assistance. The City hired Commonwealth (fka Hardlines Design Company) to complete the Historic and Cultural Assessment (HCA), which included an inventory and general assessment of the built environment, landscape features, and archaeological sites within the City's planning area, a set of preservation standards and strategies appropriate to Dublin, and a series of planning-related recommendations. The final report and attachments were accepted by City Council in September 2017 with Resolution 71-17, following recommendations from the Architectural Review Board and the Planning and Zoning Commission.

Within the final HCA document were a series of recommendations, one of which recommended the consideration of adding properties that are recommended as contributing resources to proposed historic districts and to the Dublin High Street Historic District, with a boundary increase, to the Architectural Review Board process and giving them special consideration during the review process. An appendix and map were provided identifying the 25 existing contributing resources within Historic Dublin that were included in the Dublin High Street Historic District (NRHP-listed historic district) and an additional 93 contributing resources that are recommended and could be part of a boundary increase of the National Register Historic District (attached). The consultant's recommendation noted the following:

It is the opinion of Commonwealth staff that the existing boundaries and period of significance of the Dublin High Street Historic District are not best suited to convey the full history of Dublin; it is recommended that the boundaries and period of significance be expanded, and that the official listing be amended to reflect these changes. An expanded district would be more inclusive of historic resources in the community. Rather than including select businesses and residences as the current listing now does, the historic district would provide a complete context of life in Dublin prior to late twentieth-century suburbanization. Commonwealth recommends that an expanded period of significance, from 1820 to 1966, should be considered. This period extends from the date of construction of the oldest extant building in the district (shortly after settlement) to the mid-twentieth century, and is inclusive of the structures in town with historic integrity.

The recommendations regarding the boundary increase and period of significance were reached based on the consultant's assessment about what structures are considered contributing and noncontributing. The contributing/noncontributing designations are used as a part of the background information for individual properties when applications are brought forward for review to ARB, additionally these designations differentiate how demolition review criteria are applied. The intent behind the use of contributing/noncontributing designation is that properties

considered contributing provide more historic significance to the Historic District and should be subject to greater scrutiny as part of the review process and demolition consideration, while noncontributing properties would be subject to less rigorous review.

As part of the April Work Session, City Council discussed the potential expansion of the National Register District for Dublin High Street District to align with the consultant recommendations, and whether the period of significance should be altered and what the appropriate period is to include. Staff provided information during the Work Session outlining the differences of a National Register Historic District and Local Historic District, which is summarized below.

Local Historic District

- Protects historic resources through a review process;
- Protects historic character and quality with specific design controls;
- Designates historic area based on local criteria and procedures;
- Does not provide tax incentives or qualify property owners for grants; and
- Provides review for demolition and may prevent or delay demolition.

National Register District

- Recognizes the significance of historic properties/resources;
- Analyzes historic character and quality of the district;
- Provides specific preservation incentives (tax incentives);
- Property owners qualify for grants for preservation;
- Does not require conformance to design guidelines/preservation standards unless specific incentives are involved; and
- Does not prevent demolition.

Both designations are important tools used to preserve a community's historic resources and understanding how these tools support preservation efforts in conjunction with the previous efforts and tools implemented in the District help paint a broad picture in answering the questions raised by City Council. The recommendation to modify the boundaries would include 93 additional properties within the National Register District that were designated as contributing. A majority of these properties are included within the existing Historic District boundaries and under the purview of the Architectural Review Board; however, expanding the boundary would include properties along Franklin Street that are currently outside the District and require review by ARB. A final conclusion was not reached as part of the Work Session and further discussion is needed to determine the direction regarding the boundary discussion and the period of significance.

2021 Code and Guidelines

In 2012, the Historic District was incorporated as part of the Bridge Street District and regulations for development were established within the form-based code. The BSD Code permitted building types that allowed for development of greater density and intensity and building height within the existing Historic District. In 2016, City Council directed staff to bring forward a Code amendment to create the Historic South zoning classification within the Historic District of the Bridge Street, which significantly restricted building heights, intensity and density on sites located along a portion of South High Street in an effort to address resident concerns raised as a result of development projects that would have been permitted within the BSD.

In early 2021 more significant revisions to the Historic District Code and Design Guidelines were adopted by City Council based on a significant public review process, following direction from City Council to remove the Historic District from the Bridge Street District to ensure the historic character and scale were maintained. Throughout the development of the revised HD Code and Design Guidelines, there were numerous opportunities for public engagement, including a stakeholder group that initiated the project, as well as public workshops, and public review meetings. As a result of these meetings and input sessions, the draft Code and Design Guidelines focused on the policy guidance that preservation of historic resources should come first, while also allowing for infill and redevelopment that fits within the character of the Historic Character. The adopted Code and the Design Guidelines stress both of these objectives, which were shared as part of the Board and Commission review process. This sentiment was consistent with the outcomes and recommendation of the Historic District Task Force.

Staff does not recommend making changes to the recently adopted Historic District Code and Guidelines to allow time for these documents to be used to determine their effectiveness in achieving the goals outlined for the Historic District, but welcomes City Council's feedback on this recommendation.

Outlying properties

As part of the Code and Guideline amendments, Appendix G was updated to include a number of additional properties outside the Historic District boundaries to be under the purview of the Architectural Review Board. This designation requires property owners with a site listed on Appendix G to submit applications and gain approval of changes to the Architectural Review Board. The Historic and Cultural Assessment outlined a series of properties that could be considered to be individually listed on the National Register of Historic Places, and placed on Appendix G due to their historic significance. The Assessment outlined 23 properties that were considered eligible and 17 properties that needed additional research to determine whether they should be considered.

A recommendation to include these additional properties on Appendix G and to require them to apply for a National Register designation should be further considered. Applying a National Register designation may generate potential challenges should a property owner not want to be part of such a designation. Additionally, the same could be said for the addition of properties to Appendix G should a property owner not want to be subject to the ARB review process. City Council and staff would need to further develop a strategy to address this recommendation should that be Council's direction.

Recommendation

Staff recommends Council consider the following discussion topics and provide further direction:

- Does City Council support allowing the 2021 Historic District Code and Design Guidelines to remain in place to allow additional time to determine whether the outcomes meet Council's expectations?
- Does Council desire to expand the National Register Historic District to include the HCA recommended additional properties? Does Council support the expansion of the period of significance to 1820 to 1966 as recommended with the Historic and Cultural Assessment?

- Does Council recommend changes to how the contributing and non-contributing designation are used? If change is desired, what modifications are needed (i.e. Code changes regarding demolition criteria)?
- Should the properties located outside the Historic District that have been identified as eligible for individual listing be pursued and incorporated into Appendix G?
- Other feedback and direction from City Council.

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Mr. McDaniel reiterated that staff is looking for direction regarding which funding scenario is more desirable to Council.

There were no public comments.

Ms. Amorose Groomes asked about the method of bank stabilization that was priced. Mr. Stanford stated that it was a combination of rock channel protection that had fabric underneath and plantings on top. Ms. Amorose Groomes stated that some of those areas shown in the illustrations may need rock cage stabilization. She is concerned that surface applications will not be enough to achieve the stabilization desired. Vice Mayor De Rosa shared her appreciation for the the work that went into this analysis. She stated that at the committee level, there were some preventative measures discussed also. She is supportive of the accelerated funding to get some of the larger initial work done.

Ms. Kramb stated her preference is to front load the funding as well.

Mr. Reiner thanked staff and EMH&T for the analysis.

Ms. Alutto stated her preference to front load the program as well. She stated it is difficult to ask the public to keep their waterways maintained if the City is not keeping the City waterways maintained. She also expressed concern over rising costs.

Mayor Fox stated that she is in favor of the accelerated funding model as well. She stated that if the City has the opportunity to stabilize the bank and remove debris, it will only help private properties further downstream. She asked if there was conversation in this analysis about placing boulders where there is a great deal of erosion. When boulders are placed in the waterway, it breaks up the force of the water and reduces the amount of erosion. Mr. Stanford stated that boulders were not specifically addressed. He stated it is a balance because while boulders might slow the water down, they also provide an opportunity for debris to get hung up.

In response to Mayor Fox’s question regarding whether debris gets removed first or bank stabilization gets done first, Mr. Stanford explained that it really depends on what needs done in these areas, keeping in mind the following: costs, disturbance to residents, and EPA permitting requirements. Mayor Fox added the importance of education for those who have waterways on their property so they learn what to do to maintain them.

Mayor Fox moved to approve the implementation of a Waterways Maintenance Program using the accelerated scenario.

Ms. Alutto seconded.

Vote on the motion: Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Ms Alutto, yes; Ms. Kramb, yes; Mr. Reiner, yes; Mayor Fox, yes.

Mayor Fox moved to refer the Waterway Maintenance for Private Property topic to the Public Services Committee.

Ms. Alutto seconded.

Vote on the motion: Ms. Kramb, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Ms. Amorose Groomes, yes.

Council Goals

Mr. McDaniel stated that at its May 9th, 2022 meeting, Council adopted four goals for 2022-23. He stated he will propose bringing this Council Goals item back to the next Council meeting agenda for the purposes of discussing the Performing Arts Center. The following provides a Staff update and proposed next steps for each of these items.

Goal 1. Become the Most Connected Community in the U.S.

Staff will provide an updated status regarding this goal at Council’s June 21st Work Session.

- High level design in the form of a detailed local fiber map is under development;

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- An "Innovation Day" event is being organized that will gather industry leaders and potential partners for discovery and preparation for future upcoming proposals; and
- Public-Private partnership models are being evaluated for potential use by the program.
- Staff will also be proposing to put out a Request for Proposal (RFP) on Fiber to the Home fairly quickly.

No direction was needed from Council on this goal. Staff will bring forward information prior to and will seek direction at the June 21st Work Session.

Goal 2. Build a Dublin 2035 Visionary Framework.

Mr. McDaniel stated that staff has submitted a written proposal to Council that is slated for discussion during the June 21st Council Work Session. The proposal is focused on revising the vision statement for a Dublin 2035 Strategic Framework and includes proposals for associated goals in support of the revised vision. No direction is needed from Council on this goal. Staff will seek Council’s endorsement of a revised Vision Statement and associated goals to establish the 2035 Strategic Framework at its June 21st Work Session.

Mayor Fox asked that, as part of the upcoming discussion, the Community Plan update process is also explained. Mr. McDaniel stated that staff will be ready to address that.

Goal 3. Strengthen the Stewardship and Vitality of our Historic District Core.

Mr. McDaniel state that at the April 18th Work Session, staff provided City Council with background and additional information regarding the Historic District discussion that occurred as part of Council’s retreat. As part of the work session discussion, staff shared the background on the recently adopted Historic District Code and Design Guidelines (2021), which included a significant public review process, following direction from City Council to remove the Historic District from the Bridge Street District to ensure the historic character and scale were maintained. City Council’s discussion during the Work Session included determining the period of significance, how to address contributing/non-contributing structures, and the potential adjustment of the existing National Register District boundaries. Given the complexity and potential impact of these discussions, staff recommends re-engaging Greg Dale, the consultant used throughout the recent Code and Guideline amendment process. Staff also recommends meeting individually to identify the goals and challenges within the Historic District and discuss their desired outcomes. Following the interviews, staff recommends conducting an open house/public meeting to gain additional input from Dublin residents. Both the interviews and the public meeting would be facilitated by Greg Dale and include City development staff. This input will allow staff to understand how the implementation of the new Code and Guidelines is meeting the expectations of City Council and the Dublin community. Mr. McDaniel asked for the following direction from Council:

- Does Council support Staff’s recommendation to re-engage Greg Dale to facilitate Council interviews and a public meeting?
- Are Council Members agreeable to meeting individually with Staff and the consultant?

Mayor Fox stated that she would prefer the public meeting happen before the Council interviews. She would like for Council to hear the issues first and then have the interview with Mr. Dale.

Ms. Kramb stated that she thinks it is too early to re-evaluate the Code. There was a great deal of public engagement as the Code was developed. The Historic District Task Force has completed their work. She stated Council has already heard from the residents what they have to say.

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Mayor Fox stated that she has received numerous comments from residents that there is confusion over the Code. It is her understanding that the residents want to have a conversation.

Ms. Kramb stated that it is time for Council to pick a vision and move forward with it.

Ms. Amorose Groomes stated that if the Code is unclear to residents then maybe staff could provide answers to assist residents with their confusion.

Mr. McDaniel stated he is not hearing clear direction from Council. He stated staff does feel there was a lot of public engagement when the Code was developed. He just wants to make sure we are working on advancing the goal.

Ms. Kramb stated that we have heard what the public has to say. The burden now falls on Council to make some decisions.

Mr. McDaniel stated that there are options here for just Council discussion, letting the Code exist for a while to see how it goes and educate the public more about the Code, or another work session to determine preservation. It is up to Council how to proceed.

Ms. Kramb stated Council needs to finish the discussion about preservation and contributing or non-contributing. To her recollection, that is the only outstanding issue.

Ms. Alutto agreed. She wants to finish Council's conversation first about preservation. She also felt the point was well taken about the Code being pretty new.

Mayor Fox stated that the Code is confusing because it new and there is a request from the residents to have a conversation. Mr. McDaniel stated he will be happy to do some education sessions.

Mayor Fox summarized that Council wants to finish the conversation about preservation before moving on to facilitated interviews.

Goal 4. Develop Dublin's "Destination of Choice" Next-Generation Community Events Vision.

Mr. McDaniel stated that efforts in furtherance of this goal are underway including a feasibility study and research and planning for benchmarking trips. The development of this vision will be highly collaborative and Staff is looking to see how community partner organizations' efforts and associated public funding could be better aligned and leveraged to advance this goal into the future.

Visit Dublin, Dublin Chamber of Commerce, Dublin Arts Council, Historic Dublin Business Association, and Crawford Hoying all are engaged in the Downtown Dublin Strategic Alliance, which was formed in 2016 with the goal of positioning Downtown Dublin (Bridge Park and Historic Dublin) as a world-class destination attracting visitors and economic impact to the area. The Alliance continues to collaborate on a monthly basis focusing on marketing strategies.

Staff recommended initiating a Strategic Planning Process to include representatives from each of the above-referenced community partner organizations, Dublin City Schools, and appropriate City staff representatives. The process would be used to set priorities, focus energy and resources, strengthen operations, ensure stakeholders are working toward common goals, and establish agreement around intended outcomes. The goal would be to harness existing talents and resources of these organizations and staff, assess capabilities and gaps, and determine if alignment can be obtained to achieve City Council's goal. This process may also reveal what, if other, resources and/or organizational needs may be needed.

Given the complexity, number of stakeholders, and potential impact of this strategic planning effort, Staff recommended engaging a facilitator to lead the process. The budget for the facilitator and Strategic Planning work sessions will utilize American Rescue Plan Act (ARPA) funding appropriated on May 9th for downtown coordination efforts. Feedback sought from Council was:

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- Does Council support Staff’s recommendation to engage a facilitator to lead the Strategic Planning Process?
- Is Council supportive of involving the above-referenced community partner organizations in the Strategic Planning Process and work session(s)?

Vice Mayor De Rosa was supportive of this goal and direction. She suggested adding resident engagement.

Ms. Alutto stated that she is supportive of this as well. She suggested including someone from one of the diversity and inclusions groups to participate in this also.

Ms. Kramb asked if the City has a representative on the Downtown Dublin Strategic Alliance group. Mr. McDaniel responded affirmatively.

Mayor Fox reiterated that someone from the Community Inclusion Advisory Committee would be beneficial to include.

Ms. Alutto stated that it is important to view this through the disability access lens also.

Mayor Fox summarized that Council consensus was support of staff’s recommendations.

STAFF COMMENTS

Mr. McDaniel shared the following:

- A public meeting will be held on June 25, 2022 at 10:00 a.m. in the Council Chamber for those interested in discussing Art in Public Places, specifically, the artwork planned for the M.L. “Red” Trabue Nature Preserve;
- GFOA Award was received by Mr. Stiffler and team;
- Public Works Week was celebrated a few weeks ago – he thanked staff in Public Works for all they do;
- An addition is coming to the Go Dublin app. It will be a “Tell Dublin” button;
- Work Session is scheduled for Tuesday, June 21;
- The five year CIP is currently being developed. He invited Council to pass along any ideas they may have;
- Citizen Jump Start is a program like Citizen U, but for high-schoolers beginning July 11;
- An update on the State Budget funding;
- He also thanked the Memorial Tournament Staff for a great event;
- He congratulated Abby Steiner for her success in the National Track and Field Championship;
- Cooling center will be open to help those affected by the heat wave this week at the Dublin Community Recreation Center; and
- Congratulations to Jeannie Willis on her new position as the Director of Transportation and Mobility.

COUNCIL REPORTS

- **Committees**
 - Administrative Committee: Vice Mayor De Rosa shared that the Administrative Committee met on June 7, and discussed the following:
 - The “Moving Council Initiatives Forward” topic from Council’s retreat – a proposal has been developed by the Retreat Facilitator, Mr. Sturm, and it will be put on Council’s Work Session agenda for discussion.
 - Human Resources provided a benefits update. It was a thorough and excellent report. She encouraged Council to look at the notes from that meeting as the data is important.
 - The CPI team would like feedback from Council regarding the Link Ahead Podcast. A policy surrounding Council’s participation in the Podcast was reviewed and consensus was reached that the policy was agreeable. Vice Mayor De Rosa encouraged Council Members to bring any topic ideas to CPI staff.

options. Consensus was Administrative Committee would begin defining the options and process.

- Action Items regarding the Dublin Community events topic, no comments.
- Action Items regarding the Dublin Performing Arts Center topic, consensus was that the approach looks good.

Vice Mayor De Rosa referenced Council goals and stated that there were two goals that were discussed at the retreat that could now be put into standard operating procedure. Ensuring fiscal strength and sustainability is one of the former goals that can now be procedural in nature. The goal regarding big data and analytics has also become procedural. She referenced the suggestion at the retreat to look at having annual goals versus long range visionary goals. Using the action items from the retreat discussion, there is a potential for two goals that were proposed in the materials for Council's consideration. Mayor Fox stated these were summarized very well. Ms. Kramb suggested shortening the title of goal number three. Vice Mayor De Rosa asked about goal number one – most connected community, specifically, what we are trying to accomplish this year. Mr. McDaniel stated that calling it a Phase 2 Roll-out is most accurate. Regarding the Dublin 2035 Framework goal, Vice Mayor De Rosa stated that we should be close to publishing and then beginning implementation. Mr. McDaniel responded affirmatively. The goals will be on a council agenda in May for adoption.

Historic District

- Retreat Follow-Up

Ms. Rauch summarized the preservation topics that were discussed at the retreat. She began by explaining the difference between a Local Historic District and a National Register District. These are both important preservation tools. The Local District is the designated historic district with guidelines. The National Register lists properties individually on the National Register of Historic Places. Within Dublin's historic district, a series of properties create the Dublin High Street Historic District, which is a National Register District. Ms. Rauch summarized the criteria for local district versus a national register, as follows:

Local District

- Protects historic resources through a review process;
- Protects historic character and quality with specific design controls;
- Designates historic area based on local criteria and procedures;
- Does not provide tax incentives or qualify property owners for grants; and
- Provides review for demolition and may prevent or delay demolition.

National Register

- Recognizes the significance of historic properties/resources;
- Analyzes historic character and quality of the district;
- Provides specific preservation incentives (tax incentives);
- Property owners qualify for grants for preservation;

- Does not require conformance to design guidelines/preservation standards unless specific incentives are involved; and
- Does not prevent demolition.

Ms. Rauch highlighted previous historic district efforts beginning with the Historic and Cultural Assessment (HCA) that was completed in 2017. The assessment updated the existing Ohio Historic Inventory, provided detailed inventory of historic/cultural resources, developed strategies to encourage and fund preservation efforts, completed the assessment of contributing and noncontributing resources and provided recommendations for preservation implementation. Some of the key recommendations of the HCA were expanding the Dublin High Street Historic District and expanding the period of significance from 1820 to 1966. A Historic District Task Force (HDTF), created in 2019, provided recommendations to City Council in early 2021. The HDTF was charged with exploring the future vitality of the Historic District and was asked to provide recommendations. Their recommendations included an emphasis on preservation, in light of development pressure, and ensuring the proper scale of development. The HDTF was supportive of the Historic District Code and Guidelines approach and direction.

Also in 2021, City Council adopted the Historic District Zoning Code and Guidelines. The Historic District Zoning Code and Guidelines amendment removed the Historic District from the Bridge Street District. There was a significant public review process with stakeholders. The outcome stressed preservation of historic resources first, with the allowance for infill and redevelopment that fits within the character of the Historic District.

Vice Mayor De Rosa asked about the definition of contributing versus noncontributing. Ms. Rauch stated that there are a number of factors that determine whether a structure is contributing; such as architecture, age of the structure, historical significance, etc. In response to Vice Mayor De Rosa's question regarding how many of the factors need to be met, Ms. Rauch stated that it is largely subjective. Ms. Kramb stated that there is no set number that must be met, it is the review of the structure overall, such as architecture, materials, feeling, association, etc.

Ms. Rauch shared a chart showing the differences between the previous code and the new code. She ended her presentation with some policy discussion points to aid in Council's discussion.

Mr. Reiner asked about the garages that are along alleyways and how that factors into the rear set-back. Ms. Rauch stated that the Riverview Street discussion will be coming later in the agenda, but for the most part, the HCA focused on the primary structure.

Mayor Fox stated that there is one main question that needs answered and that is, "What we are trying to preserve?" She stated there are two extremes here: one that focuses on economic development and vitality of the district and the other focuses on strong preservation. She expressed that she doesn't think the HCA should be the central focus. Because we have struggled with this topic, we established the Historic District Task Force. The Task Force recommendations are very clear on what the community thinks is worth preserving. She is hopeful that Council can identify what specifically needs to be preserved.

Mr. Keeler stated the Task Force did an excellent job. He stated that it is clear what the goal is when considering the HDTF recommendations. Council needs to determine the tactics or strategies to make it happen.

Ms. Kramb stated the first question to consider is whether to use the consultant's recommendations. Do we agree that the period of significance should be expanded to 1966? Many communities are doing that because they are considering tax breaks. That does not really apply in Dublin, because most of what we could want to preserve would be residential.

Ms. Kramb stated she would recommend putting a period of significance within that national registry boundary. Mr. Keeler stated the goal is preserving as much as we can of what we have. He shared some statistics in the City of Newark as it compares to Dublin. It has a much larger historic housing stock than Dublin has, but the population number is very similar. He stated there are not great properties in the district between 1905-1960, except for Franklin Street. He suggested preserving everything up to 1905. He presented the thought that if a 1950 structure was to be demolished, would we allow a CoHatch type building to go up in its place?

Mayor Fox stated that we are so eclectic. North High Street has turned into artificial history. When comparing High Street commercial to residential, she stated Council needs to make a decision about what needs to be preserved. She referred to the different types of residences in the District as a jigsaw puzzle and asked other than the topography, what do we want to preserve? What is the final picture supposed to look like?

In response to previous comments about what stops development on High Street of modern structures, Ms. Alutto stated that the guidelines should prevent that from happening. She asked a clarifying question about the tax incentives and the buildings that were not built before 1960. Ms. Kramb stated buildings such as 55 S. High Street, built after 1960, would be non-contributing and therefore not subject to the tax incentives.

Ms. Kramb suggested giving the revised guidelines a chance to work. If clarification is needed or additional restrictions are needed, we could do that.

Ms. Amorose Groomes asked, referring to the commercial pieces, what do we risk losing and what do we gain?

Ms. Kramb stated that if we want to be more controlling as to what is contributing or not contributing, or specific to a certain time period, we could do that and be more prescriptive of what we want in that location if someone wanted to redevelop. She encouraged the making of a decision about whether or not to follow the consultant's recommendation for clarity.

Vice Mayor De Rosa asked if it is known what was at 55 S. High in the 1900's? Ms. Rauch stated she would have to double check, but that it is residentially scaled, so she believes houses were on that site. She also clarified that this particular address, 55 S. High is considered to be in the Historic South area, so redevelopment would be limited in size and scale to what was around it.

Vice Mayor De Rosa commented on what Mr. Keeler was saying about Newark, she stated that what they have looks like a certain era of time. It is not eclectic. It is more consistent. It may not make sense for us to pick an era when it is all different. Are we trying to build an era? Ms. Krumb responded by stating that right now, we are using the historic guidelines which basically says it needs to fit in with whatever is around it. If we are following the consultant's recommendations, we are being consistent with the structure relating to any additions or renovations. She reiterated that if we are fine with the Code and Guidelines, then we should just use the existing Code.

Ms. Amorose Groomes stated that she is more interested in the character and quality of the construction, not the age. If we want to encourage redevelopment, we pick an era and make them be true to that era and make sure that size, scale and materials is appropriate to the era. Ms. Krumb stated that our Code and guidelines do speak to those elements, but the piece that is missing is right now we are following the consultant's recommendations for contributing and non-contributing up to the year 1967. If we do not want that then we need to remove it from the guidelines.

Ms. Alutto suggested that the properties identified on the map be the focus and then we identify an era that we are excited about and leverage the guidelines to stay true to that. She did not support following the recommendation of the consultant up to the year 1967.

Mr. Reiner agreed with Ms. Alutto.

Mayor Fox stated that she agrees. We need to pick a timeframe or an era that would be clear as to what would be allowed in the event of redevelopment.

Ms. Krumb stated that under the new design guidelines, any redevelopment would not be able to be contemporary. The part that needs addressed is demolition.

Mayor Fox asked about the arduous process and whether or not administrative reviews could be used for alternations that are not major rather than waiting to go through Architectural Review Board. Ms. Rauch stated staff can look at that. Ms. Rauch summarized that she is hearing that Council wishes to retain the National Historic boundaries where they are and look at adding restrictions to the design guidelines to maintain the time period. She added that, first and foremost, they will amend the national register designation to clarify the time period.

Ms. Amorose Groomes stated that the whole parcel would have to come into consistency with the period.

- Riverview Street RFP

Ms. Rauch shared a timeline of what has transpired. Ordinance 54-20 approved the purchase of the properties on North Riverview Street. Council authorized the creation of the Advisory Committee and was in support of a Request for Proposal (RFP) process. The Committee became familiar with the properties by visiting the site and reviewing condition assessment

reports. They have provided input into the development of the request of for proposals (RFP) and once RFPs are received, the Committee will review and evaluate proposals.

Mr. Reiner stated that the goal was to see what potential was out there. Ms. Rauch responded affirmatively.

Mr. Keeler stated that the RFP does not include purchase price, so the RFP is basically soliciting ideas. There is very little in concrete framework for what must happen or not happen in order to move forward. Cost recovery has not been discussed among Council. The RFP was left very flexible to encourage creative ideas.

Ms. Kramb stated that we are not in a rush. It was decided to just get it out there and see what we receive.

Mr. Keeler asked if Council can answer tonight what a good idea looks like.

Ms. Alutto stated that part of the process was to see what was out there in terms of creativity. She is okay with the RFP being vague.

Vice Mayor De Rosa was concerned about private citizens' ability to weigh-in and come with an idea if they were interested in purchasing one. Ms. Kramb stated that they would have to hire a professional architect to come up with the requirements in the RFP.

Ms. Amorose Groomes stated that the eight bullet points around the goals lead you to one thing and it is probably not residential. When she reads the RFP, it sounds like we already know what we want, so we may have lost some developers already.

Mr. Reiner stated that if you want to preserve and sell the structures, or make them into shops, they might as well be put out for bid. We will see who wants to restore them and get the money back that the City paid for them.

Ms. Alutto stated that she understands the cost recovery argument, but that may not be where the creativity comes from. She sees where the RFP could be restrictive or leading. She suggested loosening the words a bit. Ms. Amorose Groomes gave some suggestions on wording to be less restrictive and leading.

Mr. Reiner stated he wanted to make sure people knew they could demolish them. He wants to give people more options rather than less. Ms. Kramb suggested tweaking the wording to consider the goals, rather than making them required. Mr. Keeler expressed his concern regarding "watering down" the language too much.

Mayor Fox asked if we are treating Riverview Street differently than we are any other properties in the Historic District. She wants to be clear that Riverview Street still falls in the Historic District. She thought the goal of the Committee was to preserve this street as a snapshot in time. She wants it to be more open than just entities or businesses. She wants individuals to feel like they can respond to the RFP. She would like to encourage individuals to respond to the RFP. Ms. Rauch stated that the Committee wanted to make sure that ideas or concepts would be serious and feasible.

Mr. Reiner asked about the return on investment. There is a fiduciary responsibility to get the money back.

Mayor Fox wants to send it back to the Advisory Committee for further discussion.

Ms. Alutto agreed. She would recommend that they loosen up the wording a bit.

Ms. Amorose Groomes stated that we should just put the RFP out and get something back and then see. She agrees with loosening the wording and stressing creativity. Ms. Rauch stated that staff would be comfortable revising the RFP per the discussion.

Mr. McDaniel stated that casting a wide net to see what you get is a great way to see what interest is out there. Ms. O'Callaghan stated that based on the discussion, she is comfortable revising the RFP.

Ms. Krumb stated that she agreed with Ms. Amorose Groomes to revise and send the RFP out.

Mayor Fox stated that it would be helpful to have a public session to offer information about what an RFP is, how to respond, etc. Ms. O'Callaghan stated that once the RFP is issued, staff will offer to tour people through the properties and have a "pre-bid" meeting.

Mr. Reiner stated it is important to look at the proposals and architecture.

Ms. Alutto moved to direct staff to make the changes to the RFP as discussed and to issue the RFP.

Ms. Amorose Groomes seconded.

Vote on the motion: Ms. Krumb, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Ms. Amorose Groomes, yes; Mr. Keeler, yes.

Economic Development Strategy Update

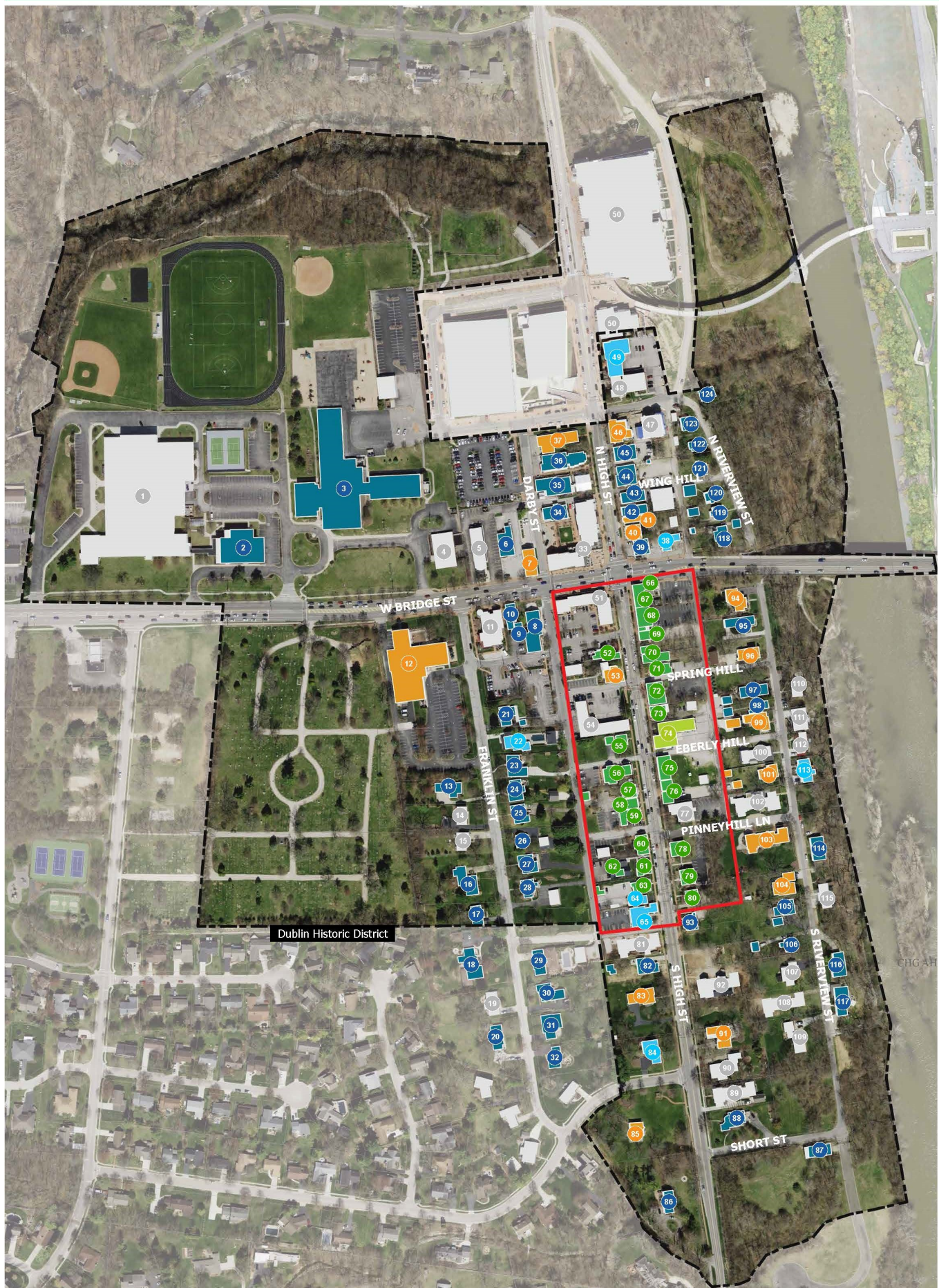
Mr. McDaniel stated that a memo and report was provided in the packet for Council regarding the Economic Development Strategy.

Residential Development Standards

Ms. Holt provided a presentation for Single Family Residential/Planned Unit Development concepts. She provided a chart that shows a summary of the finding from staff interviews with Planning and Zoning Commission members, City Council members, and the Board of Zoning and Planning. These findings were used to rank the importance of various topics and solutions. The goals for this project are:

- Ensure a better Single Family Residential (SFR) product;
- Maintain flexibility of direction and allow for great projects not yet envisioned;
- Capture different levels of concern, from large-scale or neighborhood scale to the lot-specific;
- Organize simply and work repeatedly for the benefit of applicants; and
- Be open to new opportunities, especially for in-fill projects.

DUBLIN HISTORIC DISTRICT



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|--|--|---|--|
| Dublin High Street Historic District | NRHP: Contributing | Recommended: Contributing | National Register of Historic Places |
| Dublin Historic District | NRHP: Non-Contributing | Recommended: Non-Contributing | Not Recommended / Other |