

Chapter Six: HISTORIC PRESERVATION

Objectives and Strategies

Objective 1: Ensure the preservation of archeological resources.

Dublin's current development regulations do not require developers to submit information on known archeological resources when applying for development approval. While sites and artifacts that have been discovered are catalogued by the Ohio Historic Preservation Office as part of the Ohio Archeological Inventory, no local process has been established to address the potential discovery of archeological sites/artifacts during construction. Potential locations (including unmarked cemeteries) may be known, but have not been adequately studied or noted. Additionally, farming techniques and development pose a threat to fragile artifacts and potential sites.

- A. *Modify Zoning Regulations...* and current development processes to require developers to locate and properly record archeological resources when submitting plans for approval.
- B. *Establish Clear Guidelines...* for the reporting and public oversight of new archeological resources. City officials are often unaware of the potential presence of artifacts or archeological sites, and clear processes for developers and staff are necessary once issues are identified.
- C. *Encourage Appropriate Site Development Practices...* that are sensitive to known areas of significant archeological materials.
- D. ~~Utilize~~ Use *Historian/Archivist Assistance...* to record and preserve artifacts exposed during the construction process. The City should hire consultants or assume responsibility to ensure that archeological materials are addressed properly during development to prevent permanent damage to the quality of discovered artifacts.
- E. *Update the Ohio Archeological Inventory...* on an ongoing basis and report changes to the Ohio Historic Preservation Office. Also encourage updates to the Community Plan to ensure that developers and staff are aware of newly recorded sites.
- F. *Encourage Additional Development Tools...* such as conservation easements, parkland dedication or other policies and regulations to protect known archeological sites.
- G. *Acquire Properties or Options...* for known sites as a way to preserve and maintain the quality of significant archeological locations.
- H. *Consider Additional Study...* of significant archeological sites that could warrant nomination to the National Register of Historic Places.

Objective 2: Regularly update the Ohio Historic Inventory.

Dublin is a young, but aging community, and structures previously not listed in the Ohio Historic Inventory may become eligible if minimum criteria are met. Structures generally more than 50 years old, those with historic significance (association with important persons or events), or buildings that represent a certain historic period are examples of how history is constantly in the process of being made. Historic properties listed on the Ohio Historic Inventory but not

protected by local architectural review are constantly being altered and/or demolished. It is the responsibility of the City and the Dublin Architectural Review Board as a Certified Local Government to ensure that up-to-date records are kept and made available to the public.

- A. *Conduct Periodic Inventory Updates...* to the Ohio Historic Inventory to identify newly qualifying structures, alterations to existing buildings or demolitions of recorded structures.
- B. *Establish Clear Policy Direction...* for how newly qualifying structures should be addressed. In particular, clear guidelines should be created for postwar ranches and other period structures that may now be eligible.
- C. *Ensure Ongoing Submissions...* of new property recommendations to the Architectural Review Board (and ultimately City Council) for inclusion as part of the Architectural Review District. Modify the Dublin Zoning Code to reflect those structures that warrant protection under the City's preservation ordinance to guarantee that the properties are protected.

Objective 3: Protect historic resources in outlying areas in and beyond Dublin's corporate boundaries.

Historic resources outside the City of Dublin are not offered the same degree of oversight or protection as structures within Dublin's corporate boundaries. Current provisions of the *Ohio Revised Code* do not provide townships with the legal abilities or rights to regulate historic resources in the same way as municipalities. As development continues westward into outlying areas, historic farmsteads are being razed to make way for development. The *Historic Dublin Design Guidelines* also do not address rural resources and outlying farmsteads, and the *Dublin Zoning Code* does not adequately protect outlying farmsteads within the City.

- A. *Evaluate Annexation and Development Processes...* to determine how historic resources can be better evaluated and saved. Consider incentives as part of the zoning/development process for property owners who protect historic structures prior to annexation to meet Dublin's objectives of preserving valuable historic structures.
- B. *Work with Counties and Townships...* to develop joint policies that will better address the preservation of historic structures and farmsteads that are important components of rural character and architectural history.
- C. ~~Utilize~~ Use *Lobbying Efforts...* to promote changes to the Ohio Revised Code that will grant townships the ability to provide preservation oversight comparable to municipal programs administered by the Ohio Historic Preservation Office.
- D. *Revise Historic District Guidelines...* to provide better guidance for the preservation of historic farmsteads and for integrating historic farmsteads into new development.
- E. *Amend the Zoning Code...* to protect more outlying farmsteads and agricultural outbuildings from demolition.

Objective 4: Ensure the preservation of historic architectural resources and the general improvement and maintenance of structures within Historic Dublin and outlying historic sites in accordance with the Secretary of the Interior's Standards and the *Historic Dublin Design Guidelines*.

Many valued structures are in disrepair and may eventually have to be removed due to safety concerns. Insufficient property maintenance and upkeep within the District may jeopardize the value and integrity of Historic Dublin. The District has also been hampered by suburban zoning standards that restrict historically compatible development. The need for multiple variances to accomplish simple projects makes approval processes uncertain, confusing and time-consuming.

- A. *Emphasize Enforcement Measures...* of the Zoning Code and Building Code within Historic Dublin on a regular basis, particularly with National Register properties, to prevent deterioration of structures from neglect.
- B. *Encourage Better Self-Policing...* of properties by tenants and owners within Historic Dublin. Better self-identity and pride in the District's appearance is needed to show a desire for positive change.
- C. *Encourage Direct Ownership and Operation...* of commercial properties so that there are greater personal consequences in the daily appearance and image of properties within the District.
- D. *Promote Greater Tenant Involvement...* in the upkeep and appearance of building facades, parking areas and public space around businesses to create a better image and sense of ownership for the District.
- E. *Explore Federal and State Grants...* and other assistance for property owners to create a better balance between preservation and the feasible utilization of structures.
- F. *Create Local Assistance Programs...* to provide help to individuals to facilitate the upgrade of exterior building materials compatible with the Secretary of the Interior's Standards and local guidelines. Providing additional assistance for seniors on fixed income to upgrade hail-damaged siding from vinyl to a recommended material is one example where limited assistance can make significant visual improvements to the District.
- G. *Encourage Adaptive Reuse Policies...* and economic incentives/assistance such as historic preservation grants, that which will encourage the continued use of historic structures ~~to and~~ prevent deterioration.
- H. ~~Utilize~~ Use *Preservation/Architectural Consultants...* to ~~regularly~~ provide additional review/oversight on proposed architectural modifications to maintain the historic integrity of significant structures.
- I. ~~Revise~~ Monitor *the BSC Historic Zoning District Regulations Code Requirements...* to ensure the create new, specific District requirements administered by the Architectural Review Board successfully result in development and redevelopment that is compatible with the surrounding historic context. ~~that will reduce the number of regulatory steps and ensure a predictable review process.~~
- J. ~~J. Complete a City-Sponsored Rezoning...~~ for properties within the District to the Historic Residential (HR) and Historic Business (HB) Districts to reduce required varian — Utilize Use *Evaluative Tools...* such as the *Historic Dublin Design Guidelines*, the Bridge Street District Area Plan, ~~2007 Dublin Community Plan~~ and other applicable plans for future development direction in Historic Dublin. to assist decision-makers in balancing District preservation with future growth and development and to provide consistent direction for property owners, potential developers and elected officials.
- ~~L. Adopt and Implement Revitalization Plans...~~ for the Historic Dublin area to assist decision-makers in balancing District preservation with future growth and development and to provide consistent direction for property owners, potential developers and elected officials.

Objective 5: Strive to improve general public awareness of cultural and historic resources and public entities working to maintain the District.

The general public, business owners and owners of historic properties frequently do not understand preservation issues or how to obtain helpful information relevant to historic properties and maintenance. Improved distribution of information

and communication with the District can enhance cooperative efforts and reduce negative perceptions about the District, Architectural Review Board and the City, facilitating increased preservation efforts.

- A. *Promote Educational Campaigns...* and programs to increase the knowledge of Dublin's historic resources and utilize key public resources and organizations such as libraries, schools and civic groups as facilitators of information.
- B. *Continue Communication Campaigns.... such as quarterly newsletters, to increase knowledge of the development process, the Architectural Review Board and planning/enforcement efforts.* *Improve Awareness of the Architectural Review Board... and its role in the development process through community relations techniques as a means to reduce misinformation and negative perceptions of the Board and planning/enforcement efforts.*
- C. *Increase Special Events...* in the District as a means to attract people and provide greater visibility for Historic Dublin and its businesses.
- D. *Create a Visible Location...* for the Dublin Historical Society within the District to make history and preservation a more visible topic easily accessible to residents and visitors within the District.
- E. *Encourage Public and Private Art...* within Historic Dublin as a means to provide historic information and to create ties to the past that will improve the public value of preservation efforts.

Objective 6: Emphasize the Dublin Historical Society as a vital historic resource and encourage the recording of historic information for public use.

Written history of individual historic properties and structures within the Historic District is often incomplete and makes the administration of architectural preservation programs very difficult. Significant historic information regarding the settlement and growth of Dublin is known but not clearly recorded on a site-by-site basis. Turnover in membership of the Dublin Historical Society may result in a significant loss of valuable information if not properly recorded.

- A. *Conduct Personal Interviews...* with members of the Dublin Historical Society and owners of historic properties to obtain greater information about particular structures or sites listed on the National Register and to facilitate improved decisions about architectural and site modifications within Historic Dublin.
- B. *Create Strategic Plans...* to maintain the future viability and sustainability of the Society as an active and functioning public organization. Its role in the community and overall visibility should be increased.
- C. *Establish a Preservation Record...* for individual properties/buildings through the utilization of volunteer work or a master's thesis project.
- D. *Provide Municipal Support...* for the Dublin Historical Society as an important public institution through financial and promotional support or other available means.
- E. *Encourage a More Active Society...* that can promote enhanced communication, membership drives and public service as a means to increase the organization's value to the City and its residents.
- F. *Increase Organization Visibility...* by providing a more prominent location in Historic Dublin by which the Historical Society can interact and share information with the general public.

Objective 7: Provide additional effort to preserve and maintain important cultural/historic landscape elements, including cemeteries, within Historic Dublin and throughout the City.

While the Architectural Review District places emphasis on historic buildings or structures, there are many important natural features and landscapes that have significant community value. Often, the historic value of a structure must also be considered in the context within which it is situated, and these landscapes are important to maintaining proper scale and character in historically significant areas.

- A. *Improve Dublin Spring Park...* and the historic Scioto River bridge as an important architectural feature, public access area and river crossing point.
- B. *Maintain the Karrer Barn...* site and its visual integrity as a passive public open space.
- C. *Protect the Character/Integrity of Cemeteries...* in Historic Dublin and throughout the City as important historic and emotional ties to Dublin's past.
- D. *Identify and Protect Cultural Landscapes...* of value throughout the City that are not included within architectural or archaeological inventories.