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Project Narrative - Architectural Review Board

91 S. High Street Dublin, OH 43017 Retail to Restaurant Conversion Project

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GAI Project Number: 23-124

Narrative Prepared For:

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Narrative Contents:

Part A – Project Narrative

Part B – Description of Waivers from Historic District Code

Part C – Evidence of Contact with Neighboring Residential Uses

Part A – Project Narrative

Background Information

The proposed design at 91 S. High Street is a building alteration project to convert the property from a retail and service transaction type business to a restaurant business. The 91 S. High Street property is located within the boundaries of Historic Dublin and the existing building 1-story building is a contributing structure to this historic district. The existing building has also been placed on the National Register of Historic Places. The proposed restaurant use is permitted in the existing Historic South zoning district per item Dublin Zoning Regulations, Table 153.172A. The proposed alterations do not increase the height or area of the existing building. New construction work includes the addition of an accessible parking space, painting of building exterior with colors from ARB preapproved list, the addition of rooftop HVAC equipment to serve new restaurant kitchen plus associated architectural screening.

The 91 S. High Street building was likely originally constructed around 1840 based on publicly available records and the character of the building construction. The structure is an example of the American Greek Revival style. Per the City of Dublin Historical and Cultural Assessment, *‘the structure rests on a stone foundation with walls clad in clapboard siding. The roof is sheathed in standing seam*

metal and features a single cornice return on the southeast corner. The front door is centered on the façade, sheltered by a fabric awning. Windows are two-over-two wood sashes.'

The rear portion of the building appears to have been a building addition in the late 20th century based on record documents from construction permit history and differences in construction when compared to the eastern portion of the structure.

The proposed construction as part of the building's change in use is intended to maintain the character of the existing building and maintain the relationship that already exists with the neighborhood surroundings. There is no change proposed to the footprint of the existing building or to the buildings overall height. All door and window locations on the exterior of the building are to remain in the same locations and will remain the same sizes, with the only modifications proposed to the interior and exterior paint finishes. All exterior paint finishes proposed are selected from the City of Dublin 'Historic Paint Colors' for the Architectural Review District. No changes to exterior building lighting and site lighting are proposed in the scope of the alterations. Changes to the building signage are not included within this application and will be submitted in the future, if the Owner elects to proceed with such designs.

Dublin Community Plan

The proposed change in building use is consistent with land use planning principles of the Dublin Community Plan. The restaurant use contributes to the City's overall vitality (Land Use Principle #3), provides retail services in proximity to residential areas (Land Use Principle #4), and on site bicycle parking promotes biking through the community (Land Use Principle #10). The restaurant use in a pedestrian corridor is a focus of the Community Plan's 'Retail' and 'Village Center' sections within the Key Planning Issues section of the plan. The proposed use of the property is also consistent with Objective #7 and Object #12 in the Objectives & Strategies section of the plan, as the proposed restaurant use of the property is a neighborhood-level business that provides convenience for residents as a quality-of-life factor and improves the historic center of the City.

Proposed Building Modifications – HVAC System and Related Changes

Minor modifications to the existing parking lot in the west portion of the property are proposed as required to bring the property into further compliance with applicable zoning and building code requirements. The existing parking lot was originally developed as part of a multi-property design in the 1990s and the shared easements for access between properties expired in 2017. As such, the minimum depth ramp landing at the end of the existing accessible building entrance ramp does not appear to fully fall on the 91 S. High Street property. The proposed alteration to the entrance ramp converts the entrance ramp to a L-shaped element so that the ramp landings are fully on the subject property and so that all other accessibility requirements for new construction are achieved. The existing surface parking lot does not include an accessible parking space, so the proposed scope of work includes new parking lot striping to delineate a compliant accessible parking space and access aisle. An accessible parking space and accessible entrance to a building undergoing a full change of use is required by the current Ohio Building Code. New bicycle parking is proposed at the west side of the existing building to meet Dublin Zoning section 153.173(F). An existing fabric and metal frame awning at the eastern entrance to the building is in poor condition and does not appear to be contributing to the historic character of the structure; this awning is proposed to be removed with the metal stair railing adjacent to it remaining in place and being repainted.

Upgrades to the building's HVAC systems are required by the Ohio Building Code as the building is proposed to undergo a full Change in Use. The cooking equipment proposed on the interior of the building for the restaurant operations requires a kitchen hood to be provided to exhaust the space to the outdoors in order to comply with Ohio Building Code requirements. Relatedly, a roof mounted exhaust fan is required on the exterior of the building. The kitchen exhaust fan is proposed to be installed on the west end of the existing roof where a capped roof curb already exists. The proposed scope of construction work in this area includes the demolition of the existing roof curb so that the fan will be as low as possible in relation to the existing roof peak **and to allow the screening of the fan and associated access platform to be located exclusively on the roof of the 1990s era building.**

In accordance with Dublin Zoning item 153.173(l)(5), a fully opaque screen wall is proposed to be added to the west of the existing west façade and roof so that the exhaust fan is screened from view at ground level. The configuration of the proposed screening allows for **the** maintenance platform to be screened from view as well; the Ohio Building Code requires that any roof mounted equipment at a pitched roof requiring maintenance be provided with a level service platform **and** associated fall protection. The proposed screen wall conceals these elements from view **and provides fall protection, as the parapet style screen wall will be the height of a fall protection railing.** The design of the screen wall is intended to be consistent with the character of the existing building; painted wood siding, matching wood trim, and paint colors matching the adjacent construction are proposed. **A swinging gate is included at the west side of the screen wall so that the platform can be accessed by a portable ladder. The gate will be clad with siding materials to match the remainder of the fixed screen wall.**

Ground-mounted mechanical equipment and outdoor waste receptacles serving the restaurant use are proposed to be screened by **a** fully opaque wood fence **and swinging gate at the west side of the building and 4-season vegetative screening at the east side of the building,** consistent with Dublin Zoning items 153.173(l)(6) and 153.173(l)(7).

Modifications to the existing attic gable vents on both sides of the building are also proposed in relation to improvements to the building's HVAC systems. The make-up-air unit serving the west kitchen space will be located in the building attic rather than on the building roof in order to reduce the visual impact to the building. The attic location requires that outdoor air be ducted into the unit through a wall louver, so the existing attic gable vent **at the 1990s era building** is proposed to increase in size to allow such ventilation design. New trim will be provided around the louver to allow for the new louver to be consistent with the character of similar existing building elements. At the front façade of the **1840s era** building, a new louver with new trim **that is the same size as the existing attic gable louver and trim is proposed to provide outdoor air to the** general building ventilation equipment **proposed** in the east attic of the space. **Outdoor air intakes are not permitted to be provided on the north wall of the building as the wall is less than 10 feet from the interior lot line. The use of the existing gable vent location for outdoor air intake is preferred to creating a new exterior wall opening facing the south and other public ways.**

Proposed Building Modifications – North Exterior Wall, Exterior Painting, and Doors

The existing north exterior wall of the structure is approximately 5 feet from the north property line. As the building is undergoing a full Change in Use, Ohio Building Code requires that a structure be brought into compliance with requirements as if the building were newly constructed **or to demonstrate that the proposed new use is not more hazardous than the existing use.** The north exterior wall does not appear to have a minimum fire resistance rating for load bearing walls between 5 and 10 feet from an interior lot line. **In order to remedy this condition in accordance with Ohio Building Code requirements, the addition of fire resistance rated gypsum sheathing is proposed to be added to the outside face of the existing wood stud framing on the exterior wall. This requires that the existing siding be removed from the wall so that the gypsum sheathing can be installed directly to the wood studs and is consistent with Dublin Historic Guidelines, Chapter 4, item 4.3/A. The proposed siding in the newly completed wall assembly is a new engineered wood clapboard siding to match the character of the existing building along with matching trim. The new siding and all other existing siding will be field painted completely as part of the new construction work, so the building will appear as uniform as possible.**

The selection of exterior paint colors for the building will be consistent with Dublin Historic Guidelines, Chapter 4, item 4.6/B. As the building was likely constructed around 1840 and in the Greek Revival style, a color palette featuring a main body color similar to stone gray has been proposed, the pre-approved color SW 7647 'Crushed Ice' (ARB Historic Paint Color, part 3.2). The trim color selected is an pre-approved white, SW 7005 Pure White (ARB Historic Paint Color, 3.2, 'Trim'). The doors and window color selected is a pre-approved black color (ARB Historic Paint Color, 3.2, 'Doors and Shutters').

The existing doors and sidelites at the east building entrance will be maintained and re-painted, save for changes to door hardware to improve accessibility as required by the Ohio Building Code. The west door at the 20th century addition will be removed and replaced in order to improve the functionality of the kitchen space and to ensure there will be an accessible entrance to the building. The finishes of the new doors will match the finish of the existing door to remain and the style of the new door will be a half vision lite with 2 panels below, similar in character to the main entrance door.

The intent for the trash receptacles serving the proposed restaurant use is maintain the current location of where the existing receptacle is stored for the business (north west corner of building, near ramp landing) but increase the quantity of receptacles. New screening of the trash receptacles is proposed via a new screening wood fence with swinging gate per the architectural site plan and detail 2/A-2.0. The waste receptacles will be wheeled to a pickup location at Mill Lane on the days that refuse is collected, in the same manor that the current business refuse collection operates.

Part B – Description of Waivers

At this time, there are no Waivers from the Historic District Code requested in the application to the Architectural Review Board

Part C – Evidence of Contact with Neighboring Residential Uses

As the project is adjacent to residential uses at 86 Franklin Street and 94 Franklin Street, the photographs below are being submitted as evidence of contact between the project Owner and the residents at the residential uses regarding the project proposal.



Item #1 – Letter from Owner provided to residence at 86 Franklin Street



Item #2 – Letter from Owner provided to residence at 86 Franklin Street



Item #3 – Letter from Owner provided to residence at 94 Franklin Street



Item #4 – Meeting between Owner and resident at 94 Franklin Street

END OF NARRATIVE