



GUNZELMAN

architecture + interiors

333 STEWART AVENUE
COLUMBUS OHIO 43206
614 674 6696

Project Narrative - Architectural Review Board

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

May 15, 2023
GAI Project Number: 23-124

Narrative Prepared For:

Dustin Snow
Dustin.snow@gmail.com
312.505.7579
7739 Sudbrook Sq. New Albany, OH 43054

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 south 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.

In accordance with Dublin Zoning item 153.173(I)(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 a permanent ladder and 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, associated fall protection, and a permanent means of access. The proposed screen wall conceals these elements from view. 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. Ground-mounted mechanical equipment and outdoor waste receptacles serving the restaurant use are proposed to be screened by fully opaque wood fences, 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 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 building, a new louver with new trim will also be provided so that general building ventilation equipment can be housed in the east attic of the space.

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. 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.

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