

PLANNING REPORT

Architectural Review Board

Wednesday, January 29, 2025

48 S. High Street Façade Improvements 25-004INF

www.dublinohiousa.gov/arb/25-004

Case Summary

Address	48 S. High Street
Proposal	Informal review and feedback on façade renovations to a Landmark Building. The 0.25-acre site and is located southeast of the S. High Street and Spring Hill Lane intersection.
Request	Informal review and feedback on façade renovations.
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Architectural Review Board (ARB), the applicant may incorporate the feedback and submit for Minor Project Review (MPR).
Applicant	Robert Deuberry, Providential Properties LLC
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Site Location Map

25-004INF - 48 S. High Street



Site Features

1 Proposed façade renovations



1. Request and Process

Request

The applicant is seeking feedback on:

- Front façade improvements to allow access to the building's first floor from N. High Street

The Code Section 153.174, and Section 4 of the *Historic Design Guidelines* will apply.

Process

This project will require Minor Project Review (MPR) and the applicant is requesting feedback prior to that submittal.

2. Background

Site Summary

The 0.25-acre site is located southeast of the S. High Street and Spring Hill Lane intersection. The property contains two side-by-side buildings at 48 and 52 S. High Street. The structures were added to the National Register of Historic Places in 1979, and an 1856 map indicates a store on this property. Several alterations to the facades of both buildings have taken place over time.

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned Historic Dublin-Historic South. The requirements of Code Section 153.174 (Design Standards) apply to the request.

Historic Design Guidelines

Chapter 4 of the Guidelines is applicable to the request, and addresses rehabilitation of Landmark buildings. Section 4.16 specifically applies to commercial storefront design and states that it should be consistent with the historic storefront character, including window sizes and architectural features.

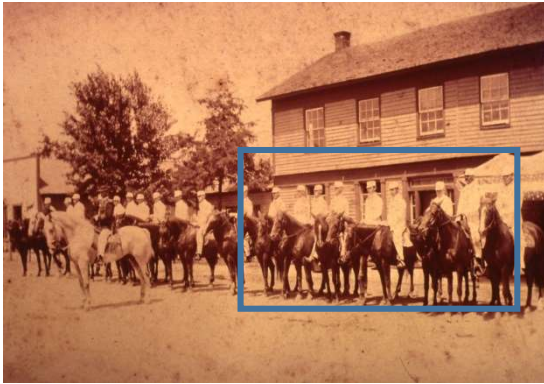
4. Project

Summary

The first floor at 48 S. High has both vehicular and pedestrian access from S. Blacksmith Lane. The applicant is proposing modifications to enable pedestrian access from N. High Street. Historic photos show that the main entrance originally faced N. High Street, and the applicant aims to restore that access.

The proposed improvements to the building include removing two bay windows, reestablishing an earlier door location, and installing a new storefront window where an older window once existed. Historical photos indicate that the bay windows are not original to the building, and the timeline for their addition is unknown. Under the current Code and Guidelines, these windows are considered an inappropriate alteration to the Landmark structure. Staff supports the improvements to the façade, which will allow first-floor access from N. High Street and restore the building's original façade intent.

The applicant intends to incorporate architectural features such as a cornice, a display window with a bulkhead underneath, pilasters, and awnings. The historical photo below indicates that these features were minimal.



Historic Photo (subject area highlighted)



Existing street view (subject area highlighted)

The applicant initially aimed to align the façade restoration with the neighboring building at 50-52 S. High Street, which has also been altered on several occasions. Staff has advised the applicant to avoid using any faux historical elements and to base the restorations on evidence found in historical images. Below are the proposed improvements for the front façade, indicated within a blue rectangle.



Initial Submission



Current Submission

The applicant proposes using a Therma-Tru fiberglass front door and a Pella lifestyle 51-inch x 55-inch window. The proposed door would require a Waiver. The Board has approved a fiberglass door Waiver for both Landmark and Background buildings where the Waiver criteria are met. Per *Historic Design Guidelines* Section 4.16 (A), design should be consistent with the historic storefront character, including window sizes and architectural features. Per Section 4.8 (C & D) of the Guidelines, any downsizing or enlarging of window openings shall be avoided and windows should match the appearance of the historic originals. The applicant proposes to use the exact same awning detail over the door and window currently attached to the cornice on the southern portion of the building in black color. It's relevant to note that the improvements for 50 S. High would not be supported under the current Code and Guidelines because the original fenestration was changed so dramatically.

The existing landscaping near the bay windows is proposed to be removed and replaced with brick pavers per the Bridge Street streetscape character.

Additionally, staff has encouraged the applicant to collaborate with a preservation architect familiar with the District. This will not only generate a more appropriate design, but also ensure that interior adjustments are appropriate and can meet Building Code. In the long run, this will save the applicant both time and money. To assist in this process, the applicant has been provided with a National Preservation document titled "Rehabilitating Historic Storefronts," which outlines preservation techniques and guidelines for storefront restoration and redesign. Staff is requesting the Board's feedback.

5. Questions for Discussion

- 1) Does the Board support the renovation of the existing front façade?
- 2) If the Board approves of renovations generally, does the Board support the proposed modifications and their overall character?
- 3) Does the Board recommend consulting a preservation architect for the project?
- 4) Other considerations by the Board.