

PLANNING REPORT

Architectural Review Board

Wednesday, April 23, 2025

48 S. High Street 24-130MPR

<https://dublinohiousa.gov/arb/24-130/>

Case Summary

Address	48 S. High Street
Proposal	Façade modifications to a Landmark Building on a 0.25-acre site.
Request	Review and approval of Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176
Zoning	HD-HS, Historic South District
Planning Recommendation	<u>Approval of Waiver.</u> <u>Approval of Minor Project Review with Conditions.</u>
Next Steps	Upon approval of the Minor Project Review, the applicant may apply for building permits through Building Standards.
Applicant	Robert Deuberry, Providential Properties LLC
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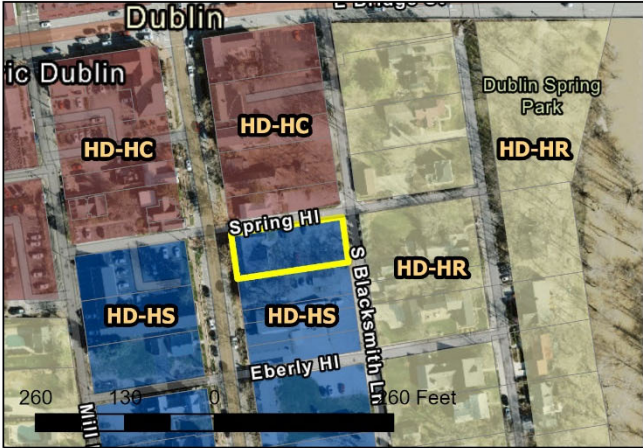
Site Location Map

24-130MPR - 48 S. High Street



Site Features

1 Proposed façade renovations



1. Request and Process

Request

The applicant is seeking approval of front façade improvements to allow access to the building's first floor from N. High Street

Process

The Minor Project Review is a one-step process for certain project types that qualify under Section 153.176(I)(1), and this project meets the criteria.

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 façades of both buildings have taken place over time.

Case Summary

January 2025

Case 25-004, Board provided feedback on an Informal Review. Below are the Board's comments, the italics below indicate the applicant's response:

- Design should be vernacular and simple in approach. *The applicant has worked with staff and modified the design to ensure it aligns with the historic photos, and staff is supportive of the approach.*
- Recommendation for using a preservation architect to assist with the application. *Applicant has sought professional services since Informal Review.*

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

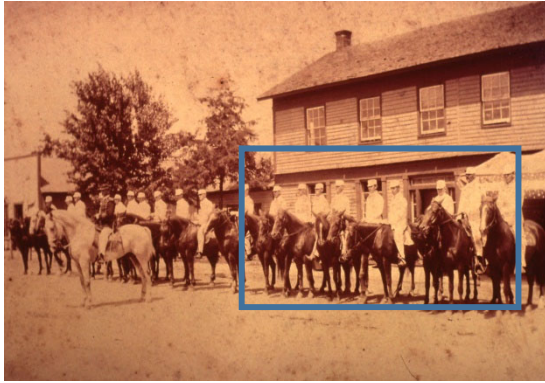
Chapter 4 of the Guidelines is applicable to the request, and addresses rehabilitation of Landmark buildings. Section 4.16 specifically applies to commercial storefront design and states that it should be consistent with the historic storefront character, including window sizes and architectural features.

4. Project

Summary

Access to the first floor of 48 S. High Street is currently available through the rear of the building off of S. Blacksmith Lane. While there is a door within the High Street façade, it provides access to the second floor only. The applicant is proposing modifications to enable first-floor pedestrian access from S. High Street. Historic photos show that the main entrance originally faced N. High Street, and the applicant aims to reestablish that access.

The proposed improvements to the building include removing two bay windows, reestablishing access within an earlier opening location, and installing a new storefront window where an older window once existed. Historic 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.



Historic Photo (subject area highlighted)



Existing street view (subject area highlighted); 48 on left, 50 on right

Following the feedback received during the Informal Review, the applicant has made adjustments to simplify the architectural features in comparison to the previously proposed faux historical elements. The current design elements are now more in line with the evidence found in historic photographs, showing a door with a sidelight and a storefront window along with a head trim running above all three openings (including the existing entrance to the second floor). To ensure the structural integrity of the building, the sizes of the door and windows match the existing openings. The proposed improvements for the front façade are highlighted within a blue rectangle below.



Proposed Façade Improvements

The applicant plans to install awnings above both the door and the storefront window. Currently, there is an awning on the façade above the existing doorway, as shown in the street view photo above. The applicant plans to adjust the location of this awning and intends to install all three awnings at the same height, ensuring that the bottoms of all the awnings align.

Per Code, awnings may be used if they function as a suitable protection from the elements and may encroach the sidewalk. Code requires the lowest portion of the awning to be at least eight feet above the sidewalk and the awning to be mounted inside the window/door frame. The existing door awning is pre-existing and does not meet either Code requirement.

Regarding awning height, the applicant proposes that the three new awnings match the height of the existing awnings at 50 S. High Street. This would create a clear height of 6' 8" inches above the sidewalk, maintaining architectural appropriateness and cohesiveness among the awnings across the entire building's frontage. This will require a Waiver, herein. Since signage on awnings is required to be at least 8' above the sidewalk, per Code Table 153.173L, staff recommends a clarifying condition of approval, that signs are not permitted on these awnings.

Regarding awning placement, Code requires that awnings be located inside the window/door frame (as shown above in red dotted lines). The applicant shall ensure that the awnings comply with the Code and provide this information at the time of building permit per a recommended condition of approval.

Materials

The applicant proposes using a Windsor pinnacle aluminum clad wood front door with sidelight in Valspar Vintage color V142-6 with a Benjamin Moore Revere Pewter HC-172 trim. The storefront window and trim are also proposed in the same color, and is also manufactured by Pinnacle Clad. Both the door and window have Windsor Divided Lite, which is equivalent to Simulated Divided Lite muntins and spacers. The applicant proposes Firesist awnings in black color. No sample has been provided for staff review; the applicant must provide a sample for staff review prior to building permit and this is included as a recommended condition of approval.

The applicant proposes cedar shake siding above the doors and window below the head trim. Staff recommends smooth MDF panel, painted to match the trim color and staff recommends a condition of approval to address this. Applicant proposes to paint the existing siding in Benjamin Moore White Dove OC-17, matching the existing color of the building, where required.

The existing landscaping near the bay windows is proposed to be removed and replaced with brick pavers per the Bridge Street Streetscape Character Guidelines and constructed per City construction drawings. This is permitted according to Code 153.173(H)(6), where no foundation plantings are required where buildings are within 10' of the property line and a streetscape is provided. This building sits at the right-of-way line, and the City streetscape abuts the building.

5. Plan Review

Waiver Review

153.174(F)(1) requires the lowest portion at least 8' above the sidewalk
 Request: To allow awnings to be installed at a clearance of 6' 8" above the sidewalk.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding	Criterion Met: The requested awning height will be more architecturally suitable and will create a cohesive appearance with the existing awnings on the attached building to the south.

resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.

- b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.
- c) The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §153.170 through §153.178.
- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.
- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.

Criterion Met: The requested awning height will not impact the historic context; it is in alignment with the existing awnings within the immediate surrounding area.

Criterion Met: The design and the location of the awnings are meeting the spirit and intent of Guidelines.

Criterion Met: The Waiver is requested for an architecturally appropriate location of the awnings.

Criterion Met: The Waiver will not impact the quality or any development feature.

Criterion Met: The Code requirement is appropriate. The Waiver in this case is justified as it would maintain the building's architectural integrity.

Criterion Met: The Waiver is requested as a part of façade improvements and is not authorizing any use that is not permitted in the zoning district.

Criterion Met: This particular Waiver is arguably a design-related issue, rather than a numeric issue. Nevertheless, the requested awning height is to match the adjacent awnings, whose location is dictated by a window/door frame that was previously-approved. Staff evaluated a number of iterations with varying awning height, and they

were awkward and not compatible with those at 50 S. High Street.

- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

Not Applicable: The Waiver request is not to a determination of Landmark or Background status.

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criterion Met with Waiver and Conditions: The application is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations when combined with the Waiver and conditions of approval.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: The proposal is not within or part of an approved PDP or FDP.
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	Criterion Met with Waiver and Conditions: With the Waiver and the conditions of approval, the proposal is consistent with the record established by the Board.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	Criterion Met: The land uses will not change with this request
e) The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Met with Waiver and Conditions: With the Waiver and the conditions, the proposal responds to <i>Historic Design Guidelines</i> .
f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.	Criterion Met with Waiver and Conditions: With the Waiver and the conditions of approval, the proposal responds to the historic context, character, and scale of the immediate surrounding area. Both 48 and 50 S. High will be presented as a cohesive whole.
g) The proposed buildings are appropriately sited and conform to	Not Applicable: No new buildings are proposed with this request.

the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.

- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Criterion Met: Replacement of the brick paving, per the Streetscape Character Guidelines, will ensure that the streetscape is preserved.

Recommendations

Planning Recommendation: Staff recommends **approval** of the following Waiver request:

- 1) Awnings to be installed at a clearance of 6' 8" above the sidewalk.

Planning Recommendation: Approval of Minor Project Review with conditions:

- 1) The applicant adjusts the location of the existing awning to ensure that all three awnings are installed at the same height and with the same clearance above the sidewalk and provide this information prior to Building Permit.
- 2) The applicant ensures that awnings are placed within the side wood pilasters and provides information prior to Building Permit.
- 3) The applicant provides fiberboard panel above the door and window instead of wood shakes, painted to match the color of the trim and provides information prior to Building Permit.
- 4) The applicant provides awning sample for staff review prior to Building Permit.
- 5) The applicant ensure that no signs will be proposed on the awnings with any future sign application.