

Project title: Awnings Minor Project
Project Address: 55 S High St
Units: 107/108 Historic Dublin
Bldg Owner: Allespach Convertible Investment Property Trust
Tenant Name: Jamie Mollwitz
Phone: 614-352-4283
Email: Boho72boutique@gmail.com
Address: 4403 Manor Ct W
Dublin, OH 43017

Project Rep: Brian Packer
Company: Capital City Awning
Phone: 614-221-5404
Email: brianpacker@capitalcityawning.com
Address: 569 North Fourth Street
Columbus, OH. 43215

Proposal:

Site Improvement to install two awnings over the windows and doorways at 55 South High Street - units 107 and 108. The proposed spaces flank the main entrance of the two story "L" shaped building to the right. The two units encompass the first floor and face east. The large stone wall facade which incorporates these two spaces is 40' long. The architectural design of this building would be considered English Tudor. Awnings on this style building are consistent with the architectural style and consistent with the (approximate 20) buildings that also currently feature awnings in the Dublin Historic District.

Why:

This building is unconventional to the district in that the tenant space is set back approximately 100 ft. off South High Street. We are the only retailer that sits back so far off the road. This has been a huge disadvantage for business awareness. The site also has a large parking lot (between the South High Street sidewalk and this storefront) in front of this multi-tenant building. Trucks, cars, and SUVs are frequently parked in front of the doors and windows of this first floor space during most business hours, making it difficult for anyone to see that this business exists. This proposed site improvement will give this worn out building a much needed face lift. The fresh appearance of this project aligns with the continued revitalization of Historic District. The awnings won't just add character & charm by adding visual interest, but will help visibility to draw customers in.

Waiver for Awning Clearance:

This proposal requests a circumstantial clearance Waiver. This Waiver request is to allow for a 7 ft. clearance for two awnings vs the code required 8 ft. I am asking for a slight Waiver approval from ARB to be able to visually capture attention & also improve this building with a refresh. It is very rare that older commercial buildings have 8 ft. doorways, so 8 ft. clearance for awnings on old buildings is almost impossible here in the district. Most buildings from past decades have lower ceilings, which in turn means lower doorways and lower awning clearance. The bottom of an awning should be no higher than the top of window or door

Nine out of ten buildings with awnings (in the HD of South High/Bridge Street area) were well below the newer imposed code of 96"/8 ft. The two most noteworthy awnings receiving ARB approval for clearance:

- 48 South High Street for 6' 8" clearance on an existing historic building (pictured to the right)



- A brand new build in the District at 34-38 North High Street with awning clearance of only 83".

Other Awning Examples:

**Approved under a previous HD Code*

- Dog Wants (previously Winans Coffee)
52 S. High St = Awning 80"
- Johnson's Real Ice Cream 55 W. Bridge Street
= Awning 90"

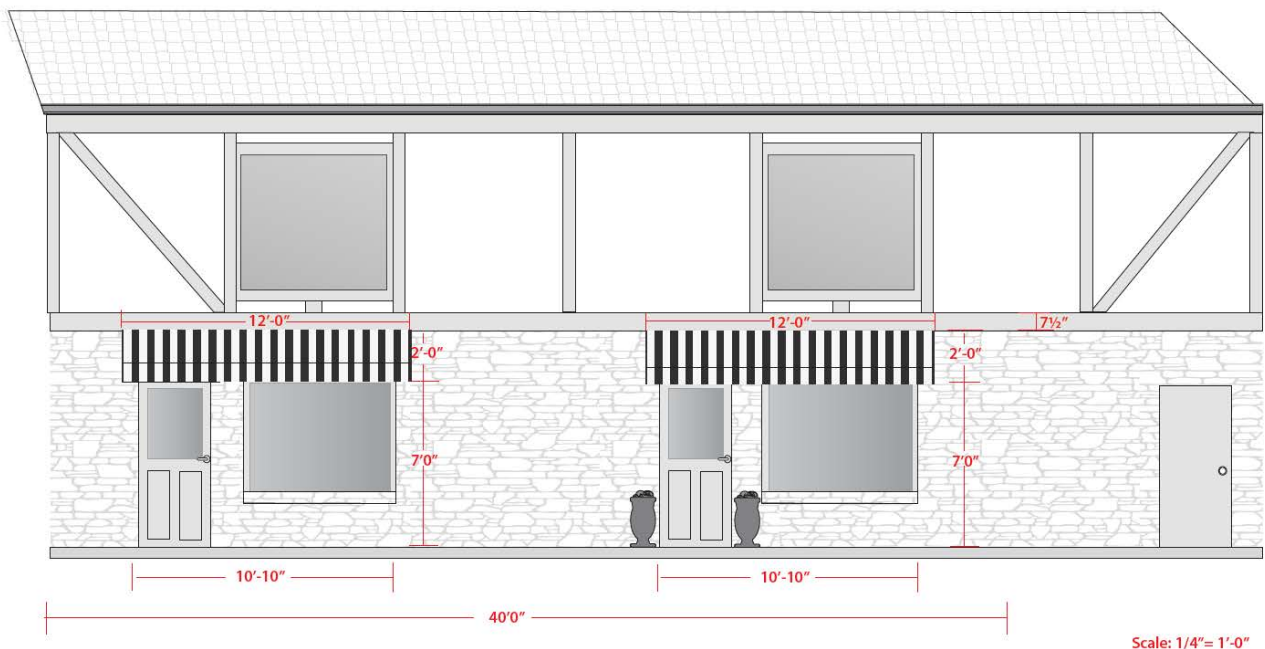


I have many more measurements that support the unlikeliness of this clearance being an option on older buildings. However, the new code requirement is certainly attainable on new builds.

Proposed Dimensions:

Bottom of awnings come down to the top of the windows/doors, which would put them at a 7'-0" clearance.

East Wall Expanse: 40'
1st floor Soffit Height: 9'
Awning Width: 12'
Awning Projection: 24"
Awning Clearance: 7'



This Waiver request falls short of just one stipulation of the Historic District Code 153.174 Design Standards. However, the Dublin Building Code requires a 7 ft. clearance under awnings, including valance.

We meet the following code rules:

- *Awnings will be mounted above openings and/or below transom and shall be designed to be consistent with the architecture of the building.*
- *Awnings shall be open on the underside and be made of durable and fade resistant canvas.*
- *The frame will likewise follow Code being decorative metal with an aluminum frame/internal structure.*

Historic Design Guidelines:

The proposed awnings compliment the Historic Design Guidelines by choosing a traditional flat sloped awning design. We've selected two awning colors, which compliment the building and are compatible with historic appropriate colors. The simple patterned fabric has a matte finish, which also align with the Guidelines.

However, this proposal differs with the guideline recommendation that a single awning should be placed over each separate window and doorway. In this particular instance, two large awnings (each cover a side-by-side window and doorway) are a much better design solution due to the scale of the large two-story building. Four separate awnings would break up the visual line and look too busy. If this were a cottage style building there is no doubt that individual awnings would look best, but since it's a large commercial building the application needs to be different. This is why we are proposing two larger awnings to create a cleaner more fluid design.

See, for example, the single large awning of Johnson's ice cream store. Their awning addition (approved under a previous Code) is a good comparison for a commercial space. It is installed as one large unit above all front windows and doors. This application suits the space by creating visual simplicity and fits the scale and style of the building.



In, juxtaposition, the small historic building located at 48 South High St. (directly across the street from the proposed awnings - rendering to the right) which has recently been approved for three small awnings. These awnings look appropriately scaled, supporting the overall balance of the space and style of this particular building.



Materials/Colors:

The specified awning stripe will add character and interest to the building and street scape. Both colors are complimentary to the facade and roof. The soft creamy white and dark muted gray pick up the shades of the stone elements and also work well with the dark gray shingles. From a design standpoint, the chosen fabric enhances the building's architectural style with instant curb appeal which is further supported in comments from design articles:

"Striped Awnings on Tudor Buildings can create an impression that's authentic as it is beautiful" (parkerkennedyliving).

"A Tudor style might benefit from a more classic, bold stripe awning in black and white, or a color scheme that complements the Tudors architectural details". (eddieross.com)

A somewhat similar visual representation of a stripe awning in Historic Dublin can be seen in the big, bold stripe sunshades used at J Liu Restaurant at 50 W. Bridge Street. A beautiful fabric that catches the eye while looking fresh, yet traditional and timeless!

Please note the photo of the black awnings below to get a visual of color perspective. The black awnings get lost. Likewise, a neutral color of tan, beige would blend in with the stone providing no interest or improvement and no reason to incur the expense as this adds no value to the street scape or the business.

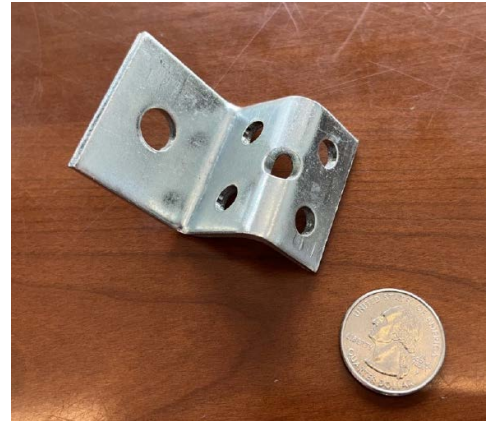


The Sunbrella fabric selection **Beaufort Classic in Cream/ Charcoal Black** is shown below and a sample is also provided. The Sunbrella fabric has a matte finish and is fade resistant. It comes with a 10+year warranty.



Below are pictures of what the frame will look like and attachments to be used. The frame shown is not the same size, but shows the material. The frame is made of aluminum which is corrosion-resistant. The frame will last 30+ years.

Capital City Awning will attach the frame to the building using 8-12 z-clips per awning. A picture of a z-clip (below) shows what will be used to mount the awnings. The awnings require a bolt into the stone for attachment points, but it would have very minimal impact on the facade.



As a 31 year Dublin resident who has served the community in multiple volunteer facets, before my current service (of 14 years) as a Dublin retailer, we just passed the 10 month mark at our new and much more "challenging" location!

Allespach Realty Trust, LLC

55 S. High St.
Dublin OH 43017

June 3, 2025

Tenant: BoHo 72
Jamie Mollwitz

Approved Renderings for Signage and Awnings

Dear Jamie,

This letter is to confirm that your request to add awnings to your space at 55 South High St. Dublin OH 43017 is approved by landlord based on the following rendering. All responsibility for maintenance will be tenant responsibility.



Thank you and please let us know if you have any questions,

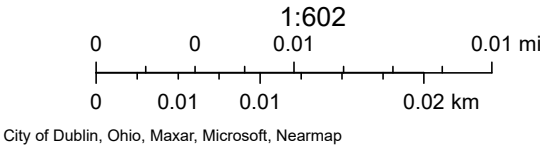
Stephanie Savage

Stephanie Savage
Owner Representative
ssavage@alterrare.com
614-545-2158

Dubscopy Map



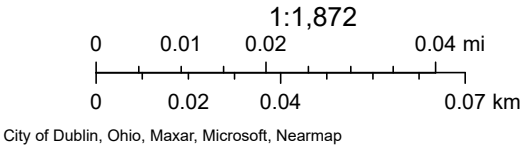
5/19/2025, 11:27:47 AM



Dubscopy Map



6/4/2025, 11:57:01 AM



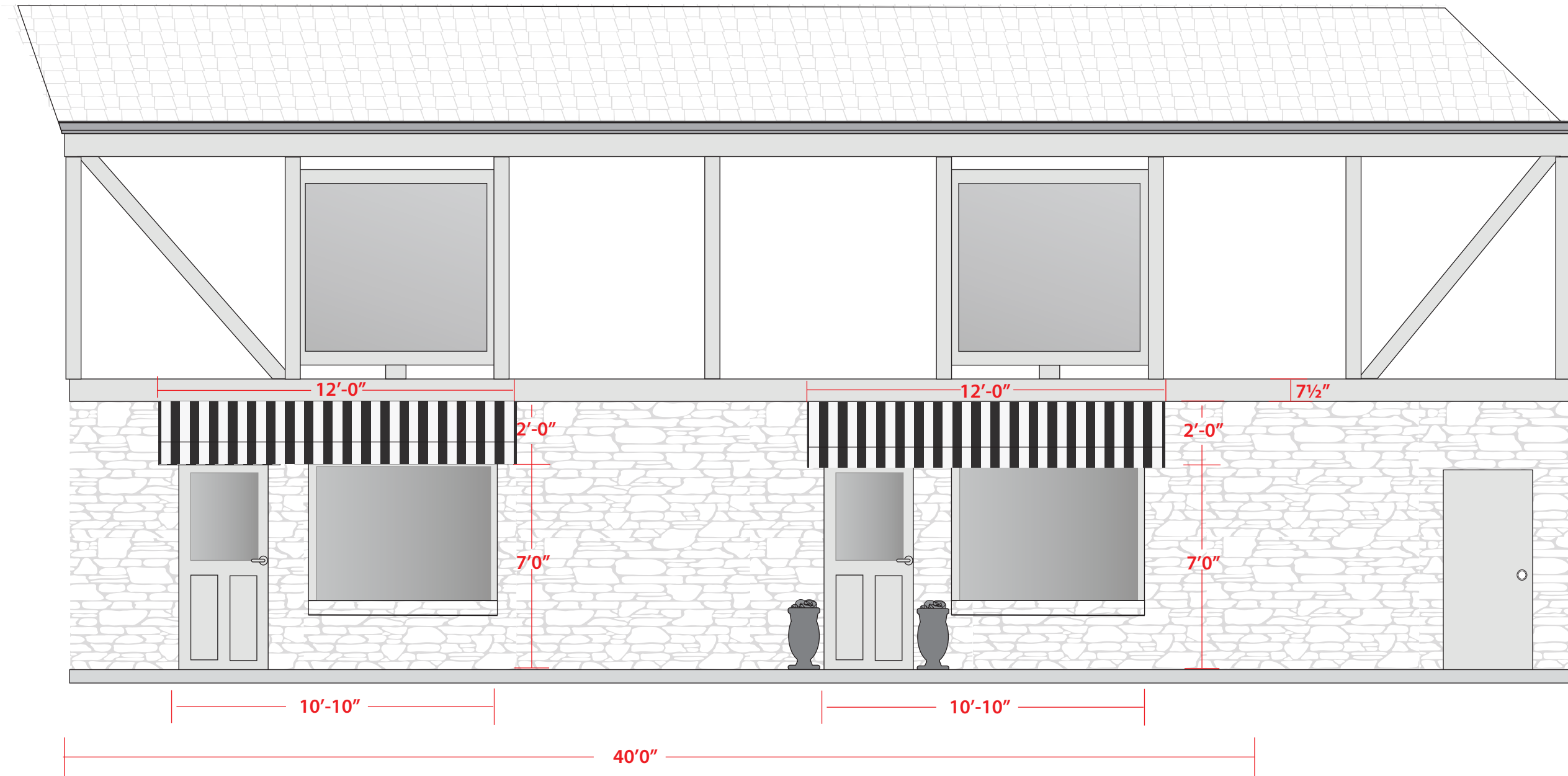
Boho 72 Boutique

Building
Center

*Unit
107*

*Unit
108*





Scale: 1/4" = 1'-0"



East Wall Expanse 40'-0"

12'-0"

12'-0"

boho72
boutique

2'-0"

7'-0"

9'-0"
7'-0"

Capital City Awning

This rendering is the intellectual property of Capital City Awning.
It has been provided to the customer for the purpose of illustrating a Capital City Awning design.
This is an approximate view, not an exact representation of the final product.
April 28, 2025



10'-10"

10'-10"

40'0"

12'-0"

2'-0"

7'0"

7 1/2"

View from North to South



Boho 72 Boutique ®

55 S High St #108, Dublin,
OH 43017



Parking out front is for customers
of the 18 tenants in our bldg

Front
Door



View from S High St
East to West

Neighbors to the North



PIC•COLLAGE

A photograph of a street scene taken from a sidewalk. In the foreground, there is a concrete sidewalk with a black metal railing and a wooden handrail. To the left of the sidewalk is a patch of green grass. In the middle ground, a red brick sidewalk runs across the frame. Beyond the brick sidewalk is a street with several cars parked: a silver Audi SUV, a light blue Mini Cooper, and a dark grey sedan. In the background, there are two buildings. The building on the left is a two-story white house with a black awning over the front porch. The building on the right is a single-story dark grey house with white trim around the windows. There are trees with green leaves in the background, and a black lantern-style light fixture is mounted on the stone wall of the building in the foreground on the right.

***Neighbors across
S High St***



***View from South High St
& Spring Hill looking
West***