

PLANNING REPORT

Architectural Review Board

Wednesday, July 23, 2025

48-52 S. High Door Replacements 25-072MPR

<https://dublinohiousa.gov/arb/25-072/>

Case Summary

Address	48-52 S. High Street
Proposal	Door modifications to Landmark Buildings 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 Minor Project Review with Condition.</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
Case Manager	Rati Singh, Assoc. AIA, Planner II (614) 410-4533 rsingh@dublin.oh.us

Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

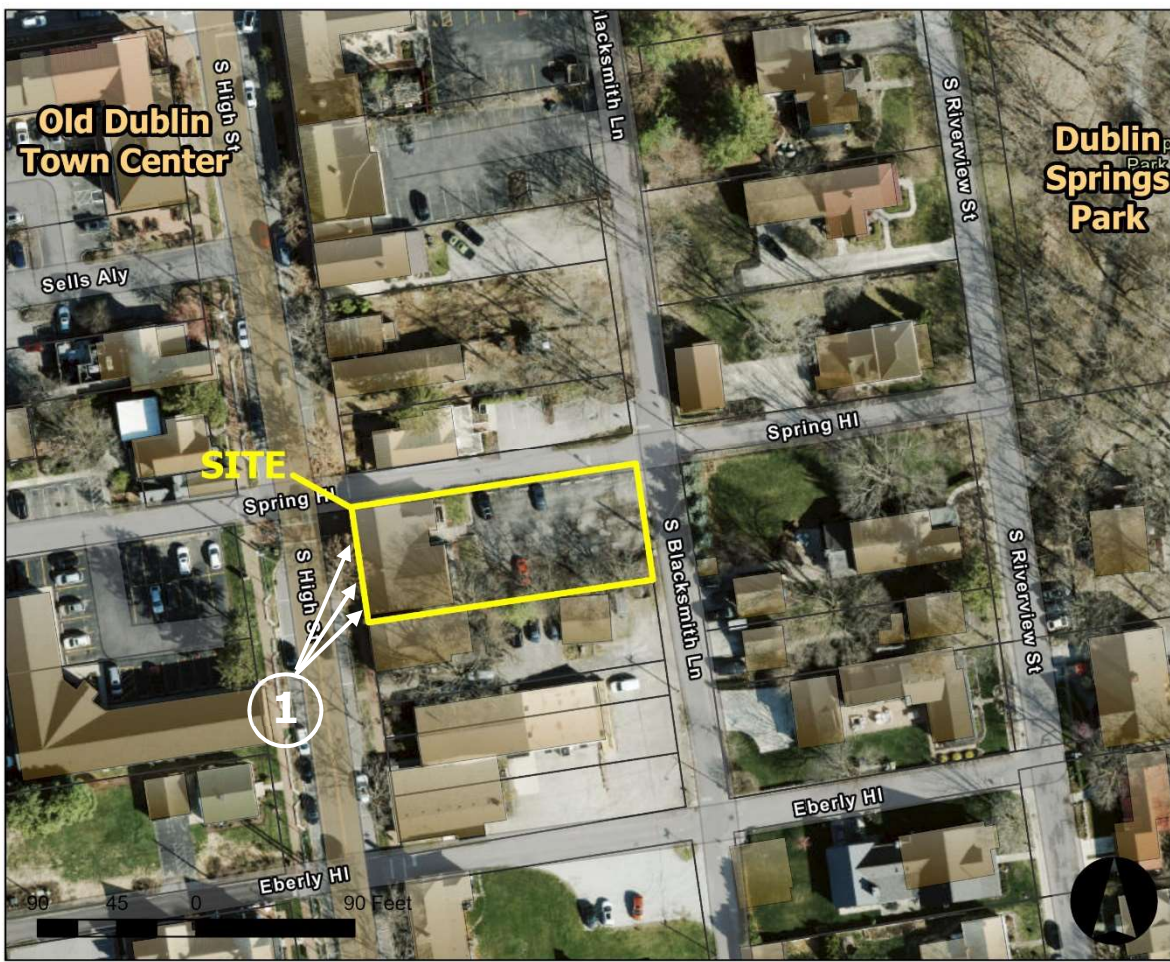
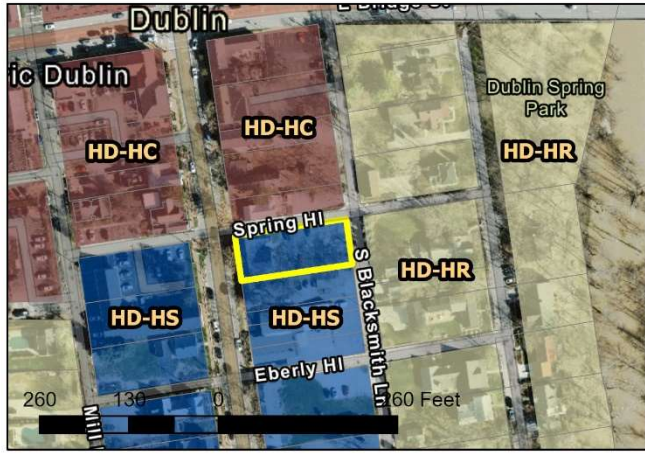
Site Location Map

25-072MPR - 48-52 S. High Street Door Replacements



Site Features

- 1 Proposed new doors



1. Request and Process

Request

The applicant proposes to replace the existing doors on the front façade of Landmark Buildings, located at 48, 50, and 52 S. High Street.

Process

The proposal comes to the Board because changes to the building materials (windows, doors, or roofing) on a Landmark Building require Board approval. The MPR is a streamlined, 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 50-52 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 these buildings have taken place over time.

Case Summary

January 2025

Case 25-004, Board provided Informal Review and non-binding feedback for façade improvements to 48 S. High Street.

April 2025

Case 24-130, Board approved an MPR with conditions for façade improvements to 48 S. High Street consisting of:

- Removal of the existing bay windows and installation of a new door (matches this proposal), along with a storefront window
- Addition of awnings above the new door and window

3. Zoning Code and *Historic Design Guidelines*

Zoning Code

The site is zoned Historic Dublin-Historic South. The requirements of Code Section 153.174 (C) and (D) 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 Board recently approved modifications to the façade of 48 S. High Street to improve pedestrian access from S. High Street to the building. These modifications included the addition of a door and a storefront window (highlighted in yellow below). The applicant is now seeking

to replace the other existing door at 48 S. High, as well as two additional front doors at 50 and 52 S. High (highlighted in blue below). The proposed improvements will enhance the historic Landmark building.

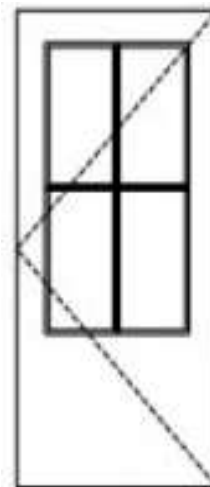


Existing Street View

The existing doors are not original to the building and were part of earlier storefront modifications. The proposed changes align with and match the recently approved door and are consistent with the historic character of the storefront, including size and architectural features. There will be no other modifications to the façade.



Historic Photo (C. 1920)



*Proposed Door
(Windsor pinnacle aluminum-clad door)*

The applicant is also planning additional building maintenance listed below. These improvements do not require Board or Administrative approval as they are considered like-for-like. Staff is documenting these improvements in the staff report for record-keeping purposes.

- Restoration of any rotting trim with same profile.
- Repainting of entire building in existing color.

- Professional cleaning of the existing awnings.

Materials

The applicant proposes using Windsor pinnacle aluminum-clad wood front doors in a black shade with neutral trims. (Valspar Vintage color V142-6 door with a Benjamin Moore Revere Pewter HC-172 trim). The doors have Windsor Divided Lites, which is equivalent to Simulated Divided Lite muntins and spacers. The doors meet the Code requirements. No hardware details are shown; the applicant must ensure that entry door hardware is lever-style to comply with ADA accessibility requirements at the time of the Building Permit.

Applicant proposes to paint the existing building with Benjamin Moore White Dove OC-17, which is the current color of the building. The trim around the doors and windows will be painted in Benjamin Moore Revere Pewter color.

5. Plan Review

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: The application is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies, and regulations and matches the previously-approved door.
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: 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: The proposal responds to the <i>Historic Design Guidelines</i> and is consistent with the historic character of the storefront.
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: The requested door replacements will enhance the buildings and will create a cohesive appearance with the attached building to the north.

g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.

Not Applicable: No new buildings are proposed with this request.

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: The proposed door replacement and building maintenance meets the Code requirements.

Recommendations

Planning Recommendation: Approval of the Minor Project Review.