

Parking Improvement and Patio Addition

63 S. High Street, Dublin, Ohio

Parcel Number: 273-000092-00

Applicant: Jonathan Richards, Owner & Manager, 63 South High LLC

Primary POC: Sarah Sanders, Landscape Designer, Faris Planning & Design

Project Narrative

Relationship to Surrounding Historic Context and Character

The proposed project consists of interior commercial build-out modifications and modest site improvements to support the adaptive reuse, continued occupancy, and successful operation of an existing historic commercial property within Historic Dublin. The primary tenant, Sasha's Sourdough, will operate a neighborhood bakery/cafe within the historic Tuller-designed building.

All proposed internal and external physical alterations have been carefully specified to preserve the architectural integrity and historic massing of the existing structure. No historic exterior walls, primary facades, or structural timber frame elements will be altered or removed. Exterior work focuses on replacement of deteriorated infrastructure, an ADA-compliant accessibility parking expansion, a screened code-compliant refuse enclosure, and a seasonal outdoor paver patio. Interior work focuses on necessary commercial plumbing, electrical, hygiene, and ventilation upgrades required by local health and building codes for food-service operations.

Scope of Work Overview

1. Exterior & Site Scope of Work

- **Driveway Replacement & Parking Expansion:** Complete removal of the existing asphalt driveway, which has reached the end of its useful service life, and installation of a new, durable parking surface. The site plan incorporates a limited parking expansion specifically tailored to meet ADA-compliant accessibility standards and improve overall site safety and circulation. A minimum of one handicapped parking spot will be added. An ADA-compliant path for entry into the building will also be added.
- **Outdoor Patio:** Construction of a seasonal outdoor paver patio designed to complement the established historic character of the district. Materials, layout, and detailing will align with recently approved, code-compliant patio installations in the immediate neighborhood. Drainage and landscaping will also be addressed, including irrigation needs of ornamental plants. Note: This property presently makes use of a well. Connection to city water service is planned and pending approval, which will utilize a separate permit application and approval through the City of Columbus, as well as the City of Dublin.
- **Refuse Enclosure:** Installation of a fully screened, code-compliant outdoor refuse area near the existing garage, positioned to minimize visual impact from the public right-of-way. The existing artistic mural painted on the garage will remain visible and unaltered. Access will be granted to visitors for photos.

2. Interior Scope of Work (*Tenant Build-Out / Eating and Drinking Use*)

- **Plumbing Upgrades:** Roughed-in and final plumbing installation to accommodate three additional utility and sanitization sinks: one display/hand sink located in the front "show room" area, and two additional fixtures (a dedicated handwashing sink and a mop sink) in the rear kitchen facility. Main supply lines are being upsized (evaluating 2-inch service) to handle concurrent commercial demand and comply with local plumbing standards.

- **Electrical System Improvements:** Comprehensive electrical update to convert all interior receptacles to GFCI protection, supported by dedicated GFCI circuit breakers at the main distribution panel to ensure full code compliance and operational safety.
- **Kitchen Fixtures & Finishes:** Removal of non-historic kitchen cabinetry. Finishes include floor patching in the kitchen area, application of commercial-grade floor paint in the front show room, full wall painting, and the installation of durable, easily cleanable backsplashes installed behind all kitchen equipment and sink basins to fulfill health department hygiene standards.
- **Ventilation:** Installation of a ceiling-mounted kitchen exhaust fan system to manage air exchange, heat, and moisture, maintaining indoor air quality while protecting the historic structural fabric from humidity accumulation.
- **Signage:** Existing sign locations will be preserved. Sign design approval pending.

Consistency with the Dublin Community Plan

The proposal directly supports the Dublin Community Plan's core goals of commercial reinvestment, small business development, improved pedestrian accessibility, and vibrant historic commercial districts. By facilitating the occupancy of Sasha's Sourdough, a locally owned business with an established regional presence, the project strengthens the economic vitality of Historic Dublin while ensuring active daily stewardship of a prominent historic asset.

Compliance with the Historic District Code and Historic Design Guidelines

The proposed improvements fully respect and comply with the Historic District Code and Historic Design Guidelines:

- **Exterior Site Elements:** The patio design, materials, and screening enclosures remain subordinate to the primary historic building. Materials for the paver patio and refuse screening will maintain visual harmony with adjacent properties along South High Street.
- **Interior Preservation:** Interior renovations are entirely non-destructive to the historical integrity of the building envelope. Exhaust fan venting and plumbing penetrations will be routed discretely to prevent impact on key exterior elevations.

Justification for Parking and Site Improvements

The proposed scopes of work address essential functional, accessibility, and code requirements for a modern food-service establishment:

- **Accessibility & Infrastructure:** The existing site lacks adequate ADA accessibility. The parking expansion directly solves this deficiency, while the driveway replacement remedies severe asphalt deterioration.
- **Health & Operational Compliance:** Upgraded plumbing, GFCI protection, cleanable surfaces, and mechanical exhaust are mandatory for food-service licensing and long-term building safety.

- **Economic Viability:** The addition of outdoor patio seating expands seasonal capacity, allowing the tenant to satisfy peak customer demand and remain commercially sustainable within Historic Dublin.

Community and Economic Benefits

This project represents a comprehensive reinvestment in a primary historic parcel within Dublin. Benefits include:

- Support for a promising local business (Sasha's Sourdough).
- Enhanced public accessibility and improved vehicular and pedestrian circulation.
- Orderly, screened waste management.
- Long-term preservation of a historic structure through modern infrastructure upgrades.

Applicant Statement

I, Jonathan Richards, respectfully submit this proposal for the Architectural Review Board's consideration. This property, originally constructed in 1836 by Horace Tuller, was listed on the National Register of Historic Places in 1978. It has remained in the ownership of a direct Tuller family descendant for more than 190 years, representing a rare and continuous legacy of family stewardship within Historic Dublin.

As the owner and manager of this property, I view myself as a caretaker of an important piece of Dublin's history. The proposed improvements, which compromise both context-sensitive exterior site enhancements and minimal interior utility modernizations, have been carefully designed to support the operational requirements of a vibrant local cafe while preserving the historic character of the building and grounds.

These improvements represent a substantial private investment in the preservation, functionality, and longevity of the site. Because the project must remain financially feasible to proceed, efficient review timelines and practical implementation requirements are vital considerations. The proposed plan has been intentionally scaled to address safety, accessibility, operational needs, and deferred maintenance while avoiding unnecessary impacts to the property or surrounding historic environment.

The project will support the continued operation of a promising local Dublin business, improve accessibility for patrons, and ensure the property's ongoing active preservation for future generations. My goal is to preserve this historic family asset and eventually transfer it, in trust, to future members of my family so that its 190-year legacy of stewardship can continue.

I appreciate the Board's time, consideration, and ongoing partnership in balancing historic preservation with the practical needs necessary to sustain Historic Dublin's properties and small businesses.