

Minor Project Review

Supplemental Information to General Planning Application

106 S. High St. Dublin OH 43026

106 S High Street in Dublin, Ohio is listed on the National Register of Historic Places in Franklin County as part of the Dublin High Street Historic District. The original structure was built in the 1850's. The intention of the proposed improvements is to better knit this property into the historic fabric of the community by making important restorations, adding architectural detail, and creating a landscape that is more enjoyable to look at and welcoming to downtown visitors.

Landscape enhancements – (See Site Plan attachment) A welcoming brick sitting area (160 Sq Ft) has been added to the south lawn to make this open space more inviting and attractive to passers-by. A year-round structure of boxwoods and deciduous hedges, scaled to the building and pedestrian spaces, soften the front of the historic building as well as the new sitting area. A simple planting of hydrangeas, at the north-east corner of the building, serves to soften views of utilities and meters, without detracting from the newly-restored stone foundation of the building, which is a highlight of this historic structure. Subtle exterior accent lighting on the building and at the proposed Redbud tree will be added to further evening enhancement the building and landscape.

Stone foundation restoration – The north and east sides of the building's foundation have been covered by stucco and paint over the years and are deteriorating on the surface. The stone is proposed to be cleaned and tuck pointed to restore it to its original appearance, highlighting an important feature of the building.

Window restoration and preservation – A key historic feature of 106 S High are the single hung, oversized windows on the N, W and S facades. In keeping with the Historic Dublin Guidelines, these windows will remain in place, preserving the historic glass. Glazing repairs and painting is proposed. Shutters will be added to the north and south façade windows and existing shutters will be replaced on the west façade (front).

Window replacements – Windows on the back of the building (east façade, less conspicuous) have sill and frame deterioration and are proposed to be replaced with wood windows clad with aluminum, similar to the existing look and style. It is believed that all of the windows being replaced were part of an addition, added to the structure at a later date. This enhancement will also improve energy efficiency and office comfort for the tenant offices located in the rear of the building.

Exterior Paint – A complete exterior paint job is proposed, as shown on the attached photo page. Gray walls, white trim, and dark green shutters and doors are proposed. This will enhance the building's overall appearance, and highlight the windows and trim.

The following companies have provided plan guidance and estimates: Jacobs Grant Design Ltd., All in Wood Construction, Hass Painting Company, All Seasons Wall Systems, Wilcox Powerwashing.

Thank you for considering our request!!